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**PRESERVATION PLANNING FOR A RURAL VILLAGE:
HARRISONVILLE, SOUTH HARRISON TOWNSHIP, NEW JERSEY**

Rosemary Infante

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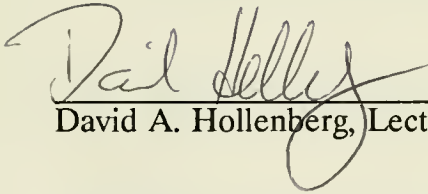
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Historic Preservation

Presented to the faculties of the University of Pennsylvania in
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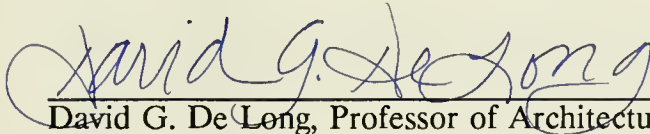
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*All photographs date from April 1993 unless otherwise noted.

CHAPTER I. Introduction

This thesis addresses the way in which change in the Village of Harrisonville, New Jersey¹ and--its governing municipality the rural Township of South Harrison--can be managed while preserving its historic resources. This introductory chapter provides a statement of the problem and a general overview of the issues to be discussed. The following chapter describes the present and historical characteristics of the Village and Township to provide a context for discussion of the resources that merit protection from incompatible and insensitive development. Subsequent chapters examine the range of planning and preservation tools available, as well as the possible threats to the area despite these tools, and propose means for manipulating these tools to best achieve a strong management and preservation plan.

The preservation of the built pattern of a rural village, such as Harrisonville, in South Harrison Township, New Jersey, can present an interesting opportunity to use planning techniques that are primarily from those applicable to the preservation of the open space that surrounds it. Preserving the Village structures could be done with design guidelines for additions and alterations and new construction, and zoning specifications that regulate the built environment, in a manner compatible with maintaining its historic character. The open space can be maintained with agricultural zoning, easement programs, differential

¹See Map #1.

assessment of the land to lower taxes, and the transfer of development rights.

Managing change in the historic environment is one of the purposes of historic preservation. Managing change in the built environment, a goal of planning, is challenging for historic preservationists in all cases, especially when the historic element of the built environment may not be readily apparent, as is the case in Harrisonville. However, a rural village is a typological settlement pattern that is as deserving of preservation as are the colonial blocks of Society Hill, in Philadelphia, and as necessary as the farmlands of Lancaster County. Rural villages and anonymous rural resources, such as this village, have only recently begun to receive the level of attention that is usually directed toward more urban areas. This sentiment was expressed in 1990 by the Chairman of the National Advisory Council on Historic Preservation,

Across the country, the vast panoply of rural historic resources--schools, churches, bridges, and traditional land-use patterns--are threatened daily by a variety of social and economic pressures. Natural and man made disasters, poorly planned development, and the decline of the family farm, to name but a few, have placed the rich tapestry we know as rural America in peril. It is imperative that this sector of our country receive our careful attention.²

The "rural historic resources" found in the Delaware Valley are "perilously" close to urban areas--Philadelphia, New York City, and Wilmington specifically. The growth pressures exerted by these urban regions are the primary threat to the character of the rural areas. Fortunately, some of these rural areas have been

²John F. W. Rogers, Chairman's message in the Advisory Council on Historic Preservation's Annual Report, 1990.

protected by the nature of development around them, while others have been consciously preserved due to the efforts of planning professionals and historic preservationists. Others have been destroyed or irremediably altered. At the national, state, county, and local municipality levels, legislation serves to guide the planning and preservation of these resources as well as provide for necessary growth and economic vitality.

Rural areas by definition have relatively low population densities, there are likely to be relatively few people in these areas who are aware of the extent to which the law controls land use in their region. This is especially the case in areas in which there is also little experience with development pressures, which experience is often gained too late. Reactionary planning, as opposed to proactive comprehensive planning, is often the norm and unfortunately is too little, too late. "Historic preservation" in these situations is likely to be low if not last on the list of concerns.

In fact, many of the tools of traditional planning, as well as the more recently-developed and innovative growth management techniques, can achieve the preservation of historic resources. Managed growth, land-use management, and historic preservation of rural resources have many overlapping aims, such as preserving sensitive environmental areas, maintaining historic land use patterns like farming or foresting, and concentrating development where infrastructure exists to support it. A rural area has probably been a rural area for the duration of its known history, and its transformation should be a gradual one, if at all.

Smart planning can achieve this.

Looking at maps from 1849 to the present, it is evident that this village of Harrisonville, in South Harrison Township, New Jersey has not substantially changed its pattern of building or land use. Lots have remained the same, and structures have been built and rebuilt in the same configuration. Driving though the center of the Village, it may not be apparent that this has occurred. There is however an unmistakable symmetry and rhythm to the placement of the structures along the main street of the Village. This symmetry and rhythm, the size, setback and building materials, with the configuration of the Village buildings, are among the components of the language which creates a New Jersey rural farm village.³

Preservation planning for this Village, predicated on the assumption that a cultural landscape such as this is a valuable resource that speaks of local, regional, and national development, is the next logical step in its history. A planning process is already occurring to address the future built environment as the Township develops its Master Plan. Now the Township needs to address the preservation of the past built environment, and the surrounding land that is both its viewshed and the historical support base for residents of the area. Planning tools are available to the Township officials that can assist in preserving the essential qualities and features that define the Village and its setting. These methods can be employed without complicating present processes. These supplemental guidelines and modifications can be implemented and administered

³See Figures #1a, #1b, #1c, #1d, #1e, #1f, #1g.

by the planning board.

The cultural landscape is an environment influenced by human beings; specific important historic events need not be present. Although the history of Harrisonville is not punctuated by famous characters or incidents, the Village is a resource the pattern and structure of which has shown remarkable continuity throughout its existence over time. For at least one hundred and fifty years it has been in a similar state of physical construction; its static development has preserved its essential features.

The State of New Jersey, though nicknamed "the Garden State," is perhaps better known for its state highways and proximity to New York City. Although this stereotype may be true for much of the northern part of the State, the State's agrarian roots are holding tightly in the southern counties. Can the Township of South Harrison succeed in preserving its Village of Harrisonville? Can the Township of South Harrison retain its rural character? Can the Township use its existing Comprehensive Master Plan, in conjunction with federal, state, and county laws and programs to do it? Thus far, it has been done, although not necessarily by design.

CHAPTER II. Harrisonville, South Harrison Township: Existing and historical descriptions of Harrisonville and South Harrison Township.

Existing Conditions: Harrisonville is located in South Harrison Township, in Gloucester County, New Jersey, a forty-five minute drive from downtown Philadelphia.⁴ South Harrison Township is 15.7 square miles in area, with a population of 1,831, in 1988--about 120 persons per square mile.⁵ The per capita income was \$11,445⁶ in 1985. Median household income, in 1980, for the population of 1,480⁷, was \$20,035 for the Township, as compared to \$21,882 for Gloucester County.⁸ According to the 1990 U.S. Census, there were 626 housing units, predominantly farmsteads and single-family detached homes on large lots. Of the available housing, a large percentage (96%) was occupied, 81% of that being owner-occupied. Between 1980 and May 1989, 144 building permits were issued for new units. Five demolition permits were issued in the same time period. The Commission on Affordable Housing determined in 1986 that the

⁴See Map #1.

⁵According to 1990 Comprehensive Master Plan of South Harrison Township, the number was derived from New Jersey Department of Labor Statistics.

⁶1980 U.S. Census Data.

⁷Ibid.

⁸Ibid.

Township's "Fair share"⁹ of affordable dwelling units was nine dwelling units for the six year period.¹⁰

In 1989, the Township surveyed the condition of its available housing.¹¹ The survey revealed that 34.9%(176 units) were built prior to 1939, and 7.1%(36) were built between 1940 and 1949.¹² In Gloucester County, at that time, only 26% of housing was found to have been built prior to 1939.¹³ Eight units lacked complete plumbing facilities; twelve lacked complete kitchen facilities; 38 lacked central heating.

A 1988 survey by the County revealed that 665 acres(6.5% of the Township's total land) was developed. Of the undeveloped lands, 95% were agricultural and woodlands. In 1985, 5% of the Township was residential

⁹In order to satisfy "the constitutional obligation enunciated by the Supreme court"(Mandelker, Daniel R. and Roger A. Cunningham, Planning and Control of Land Development, 3rd Edition, Charlottesville: The Michie Co., 1990, p. 353.) in the Mount Laurel I &II cases(Southern Burlington County NAACP v. Township of Mount Laurel), the New Jersey Fair Housing Act, NJSA 52:27D-301-334, provides that a municipality shall provide its "fair share" of affordable housing: "a municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing."(NJSA 52:27D-310).

¹⁰According to 1990 Comprehensive Master Plan of South Harrison Township.

¹¹Per requirements of New Jersey Fair Housing Act, NJSA 52:27D-310.

¹²In order to listed on the National Register of Historic Places, a building must be at least fifty years old. The township surveyed all housing units, I only list these groups for their potential eligibility as National Register nominees.

¹³Among citizens of the Township, "the Second World War is typically used as a date to differentiate between old and new," according to the 1990 Comprehensive Master Plan of South Harrison Township.

development. There is a four-hundred-acre county landfill, which opened in 1990 and has a "life expectancy" of 15-18 years.¹⁴ Stewart Memorial Park is a twenty-eight acre Township recreational area. The Township negotiated with the County for sixty acres of open space, to be additional recreational lands, in 1990.

The Village of Harrisonville is the only village located in South Harrison Township. It has no political or administrative autonomy. The Village is located centrally along the southern border of the Township, which is also the county line, at the intersection of three County roads and one local road.¹⁵ The Township offices are located there, as are the Township post office, fire station, grange, school, Methodist church and cemetery, a beauty parlor, and thrift furniture store.¹⁶ There are none of the typical amenities of suburban development, such as a gas station, grocery store, video rental, GAP clothing store, or bank machine. The buildings in the Village are primarily wood frame construction and all need a coat of paint--save the post office and fire station.¹⁷

And yet, the winds of change are blowing down the main street. The Township offices are in a brand new red brick and cement block building.¹⁸ The

¹⁴According to 1990 Comprehensive Master Plan of South Harrison Township.

¹⁵See Map #14 and Map #15.

¹⁶See Figure #4.

¹⁷See Figures #1a, #1b, #1f, #1g.

¹⁸See Figure #2.

post office has been rehabilitated to allow handicapped access and parking.¹⁹ The school²⁰ is scheduled for an addition of a gymnasium and classrooms. There are lots for sale in the field located between the school and a large cattle farm. Substantial changes in the character of the Village are occurring, and may yet be proposed. Preservation of the Village, as well as its viewshed and surrounding farmland, must be a component of this change. This viewshed²¹ is a component of the historic character, and its protection is in accordance with the goals and objectives of the Township Master Plan.²² The Village's identity as a farming community is contingent upon the preservation of this open viewshed of the surrounding farms.

History: The following descriptions of the history of the transportation routes, businesses, and public services demonstrates that the Village has maintained a continuous pattern of land use and settlement throughout its existence. This pattern is a framework on which the Village has developed, and it should be identified and acknowledged during the planning process before that process designates controls over it. These details may not be unique, they describe the people and events which have served a part in the preservation of this Village. It

¹⁹See Figure #3.

²⁰See Figure #5.

²¹See Figures #6a, #6b, #6d.

²²See Appendix A--summary of goals and objectives.

is the evidence of these people and events that remains in the structures and pattern of settlement.

The Township of South Harrison was incorporated in March 1883²³, when it separated from Harrison Township²⁴,

"being within the following boundaries to wit: Beginning at a station in the middle of the public road leading from Mullica Hill to Swedesboro , via Thomas Mounce's residence where the Woolwich Township line intersects said road; thence running a direct line to the centre of the bridge over south branch of Raccoon Creek in the Commissioner's road; thence in a direct line to the bridge over the north branch of said creek, in the road leading from Harrisonville to Five Points; thence up the said north branch, it's several courses, to where it intersects the Glassboro township line; thence along said line to the Clayton Township line; thence along the Clayton Township line to the boundary line between Salem and Gloucester Counties; thence along said line until it intersects the Woolwich Township line to the place of beginning."²⁵

The Village of Harrisonville is and has always been the Township's chief center, located on the Old Man's(now Oldmans) Creek.²⁶ Also located in the

²³Population of new Township is 974 in 1883. Chard, Ida, Township of South Harrison, Centennial Anniversary 1983,(South Harrison Township, NJ: Private printing by Chard family), p.68.

²⁴According to a memo(for "Works Progress Administration of New Jersey Catalogue of New Jersey Place Names Origin and Meaning ") dated 2/27/39 from P.H. Barnes--Harrison Township was first known as Spicer Township, named for Jacob Spicer an early settler, when it was incorporated in 1844. In 1845, the name was changed to honor President William Henry Harrison who died in 1841. Cushing, Thomas, M.D. and Charles E. Sheppard, Esq., The History of the Counties of Gloucester, Salem and Cumberland, New Jersey(Philadelphia: Everts and Peck, 1883), p. 243.

²⁵Cushing and Sheppard, The History of the Counties of Gloucester, Salem, and Cumberland, New Jersey, "Chapter XIVII of the Laws of New Jersey," p. 280.

²⁶See Map #2.

Township were the hamlets of Lincoln, located in the southeast part of the Township (also called Stringtown--for area settler Charles String--and Ferrell at different times) and Fairview in the south. Lincoln had a grist mill, saw mill, woolen mill, and blacksmith as its principle industries in addition to the settlement of homes, a store, and tavern. Fairview had a church, school and cemetery as well as a half dozen residences.²⁷ Unlike Harrisonville, these hamlets retain few of their historic characteristics.

Harrisonville was called Coletown²⁸ originally, named for Thomas Cole who settled in the area, upon the purchase of a mill from Jeremiah Matlock, in 1798.²⁹ In 1844, the name was changed to honor the recently deceased President William Henry Harrison.³⁰ Thomas Cole died in 1826, but his family remained

²⁷Cushing and Sheppard, p. 280. Circa 1880, these hamlets were described along these lines.

²⁸Cushing and Sheppard, p. 281.

²⁹According to a memo dated July 5, 1939 from P.H. Barnes to supervisor Miss Florence H. Foreman, this information comes from a deed recital dated August 28, 1806 (Deed Book K, p. 108) --Thomas Cole bought the saw and grist mills that had been built ,by Henry and Allen Ridgeway, upon the mill site purchased in 1784 from Henry Burr. Deed Book located in Gloucester County Records, Court House, Woodbury, New Jersey. Memo in Gloucester County Historical Society Library File.

³⁰According to a memo (for "Work Progress Administration of New Jersey Place Names Origins and Meanings"), dated April 13, 1939, by P.H. Barnes, this information comes from a deed recital dated April 11, 1798 (Deed Book G, p. 557)--Deed Book located in Gloucester County Records, Court House, Woodbury, New Jersey. Memo in Gloucester County Historical Society Library file.

and continued to build the community. By 1835, there were nine dwellings³¹ in the village, and the grist and saw mills on the lake. Although the mills went through numerous owners and rebuilding over the years, there continued to be a mill³² located on the Harrisonville Lake³³ until 1974, at which time the State, its owner, felt that the dilapidated mill building posed a threat to safety, and ordered it torn down.³⁴ The framework and salvageable lumber was used by a Mr. Earl Urion to build his home.³⁵ The Lake is now used as a recreation area.³⁶

South Harrison Township, and prior to 1883 as Harrison Township, has been served by several means of transportation and public routes.³⁷ Commissioner's Road from Roadstown through Mullica Hill, in the east part of the township was laid out in 1794. Swedesboro-Franklinville Road, running across

³¹These were the homes of Martha Cole, Samuel Cole, John Howey, William Mounce, Thomas Cole, Susan Pimm, John Fogg, Nathan Gaunt, Israel Kirby. Cushing and Sheppard, p. 281.

³²See Figure #7a.

³³See Figure #7b.

³⁴The lake is managed by the Bureau of Wildlife Management's Fish and Game Commission, who annually stock the lake with trout. In 1972 the State wanted to burn down the mill as a fire drill, according to an article from October 24, 1972, by Mary T. Wiser, in the Woodbury Times--in Gloucester County Historical Society Library file.

³⁵Earl Urion is the grandson of Earl and Mary Urion--former residents of the area. Chard, Township of South Harrison, p. 7.

³⁶See Figures #7b, #8.

³⁷See Maps #2, #4, #5, #8 for location of the roads described.

the north of the Township was laid out in 1812. The road from Harrisonville to Richwood, going northeast out of the village, was created by 1808. The intersection of these three roads formed a triangular lot known as Cedar Grove.³⁸ The State Route 45(the Bridgeton Pike) was paved with concrete in 1919. The construction of the State Road, by rerouting major traffic around Harrisonville, has certainly contributed to its preservation.

A daily stagecoach line ran from Woodstown through Harrisonville and Mullica Hill to "Red Bank" for the ferry to Philadelphia. It followed a route that became the Harrisonville Turnpike in 1852.³⁹ This road was noted in a 1789 record of the first road passing from Woodstown via "Old Ford" to Mullica Hill.⁴⁰ A toll booth was located at the intersection of this road and Route 45.⁴¹ Joseph Ridgeway, a resident of Harrisonville, was the driver of the line between

³⁸Letter from Harvey Marvin to Miss Elinor DeMarco, Essex County Township Clerk, dated March 16, 1973. Mr. Marvin, a South Harrison Township resident , was a civil engineer who worked on the Route 45 project in 1919. Copy in Gloucester County Historical Society Library file.

³⁹See Maps #2, #5.

⁴⁰According to reports by old settlers the very earliest road going through the village went straight across land now covered by the parsonage and cemetery. Chard, p. 7.

⁴¹The 1876 Everts and Stewart Atlas Map of Salem and Gloucester Counties New Jersey(See Map #5), shows the toll booth in this location. Previously, a toll-gate and stage stop were located at Isaac Locke's merchandise store in Harrisonville, circa 1855-60, Chard, p. 13.

Harrisonville and Philadelphia in 1849.⁴² This was the stage route from Salem to Philadelphia as well. Old "bog-iron" mile markers are still found along the old Turnpike route. Automobiles were common enough by 1909 to motivate the Township to place a "Go Slow" sign outside the Harrisonville School.⁴³ A bus route ran from Salem to Philadelphia as early as 1923 along Route 45--the school teacher took it to get to school, but had to walk from the stop on Route 45 to Harrisonville. A 1923 newspaper clipping lists thirty-three cars, eight trucks, and two buses in Harrisonville.⁴⁴ The amount of traffic along Route 45 finally necessitated the installation of a blinking traffic light at the intersection of Route 45 and 538, in the fall of 1980.⁴⁵ There have been no major roads introduced since 1919, and very few secondary.

In addition to roads and stagecoaches, the Township and Village were served by railroads to a small extent. In 1875 a group of representatives from the Grange met with the president of the Narrow Gauge Railroad to discuss extending that line to Mullica Hill and Woodstown. Petitions were circulated for

⁴²According to "Notes on Old Gloucester County," by Frank Stewart-- in file at Gloucester County Historical Society Library. The 1850 Census data indicates that Ridgeway was the toll-gate keeper.

⁴³Seen in a postcard titled "Harrisonville School--1909." Chard, p.29.

⁴⁴Date of clipping is handwritten as is the source "Monitor Register", in which it originally appeared. "Harrisonville on Map--Pretty Little Gloucester County Town Named for Former President." In Gloucester County Historical Society Library file.

⁴⁵November 1979 a resolution was passed to install the light.

securing subscriptions for stock.⁴⁶ Apparently, nothing further was done to bring it to or through the Village. However, a railroad was constructed circa 1875 or 1876, and runs through a tiny area of South Harrison Township, along the Swedesboro-Woodstown Road, four miles west of Harrisonville. The station, first called Bassett Station, was built on the Woolwich township side of the tracks. Later it became known as Harrisonville station. The stage drivers picked up mail from the station and delivered it to the post office in Harrisonville.

The closing of the Harrisonville railroad station, in the first decade of the twentieth century, seems to be one of the first steps toward the Village's isolation and lack of substantial further growth. The station building was purchased by the Independent Fertilizer Company and moved to the Crispin farm on Porch's Mill Road. Alvin Crispin used it for a warehouse until he stopped selling fertilizer. It was then incorporated into a home located on Porch's Mill Road.⁴⁷ The Crispin home was moved to the Millville area in 1974, by owners Mr. and Mrs. Paul Christy who claimed the original construction date was circa 1740.⁴⁸ Although there was no longer a station stop for Harrisonville and South Harrison Township,

⁴⁶According to minutes from grange meetings summarized by E. Arlington Jones in his paper prepared for the 50th anniversary of the grange, December 1923--in Gloucester County Historical Society Library file.

⁴⁷According to pictures and captions in Chard, p.68, 69. Alvin Crispin was the first farmer in Gloucester in or Salem Counties to own an automobile(a 1905 Cadillac), and owned the first tractor in Gloucester and Salem Counties--he built it himself in 1904.

⁴⁸According to notes by Natalie F. Ware, dated 9/3/74. Chard, pp. 54-55.

the railroad continued in service.⁴⁹

The station had been called Bassett Station originally for Walter S. Bassett, who served as postmaster there in 1891. He was reappointed in 1896, 1900, and 1905.⁵⁰ The earliest post office, according to Ida Chard's history of the Township, was located in Harrisonville, in a store owned by Isaac Locke, who served as postmaster 1856-60.⁵¹ The 1849 map⁵² of Harrison Township, however, indicates there was an earlier post office in Harrisonville in the store owned by J. Duell.⁵³ The 1872 and 1877 maps⁵⁴ of the area also locate the post office in the village. Walter Bassett may have moved the post office from the station to his home in Harrisonville⁵⁵, but in 1906 it was found in the general store owned by Joseph Stewart. John Burr operated the store in 1924; Marion

⁴⁹Formerly the Pennsylvania Reading Seashore Line, it is now a freight line owned by Conrail.

⁵⁰Copies of the appointments are located in file at the Gloucester County Historical Society Library.

⁵¹He is listed on 1860 business directory, as postmaster, boot and shoemaker, and Inventor of Locke's Embrocation. See Map #3.

⁵²See Map #2.

⁵³Joseph Duell, aged 49, is listed as a farmer in the 1850 Census. The 1860 business directory lists Jonathan Duell as a farmer. A memo dated April 3, 1939, from P. H. Barnes, states the post office was established in the Village when Coletown became Harrisonville.

⁵⁴See Maps #4, #5.

⁵⁵The sources are somewhat sketchy about what happens with Bassett and the post office from 1905 to 1920. It appears as though Bassett moved the office into town and served as the postmaster until 1920, even while located in Stewart's store.

Bartholomew served as postmaster. She continued in this capacity until Lewis Gerlack purchased the store in 1933. The post office remained in that location, and while Freeman Loveland served as postmaster and proprietor of the store, from 1947-50. His mother, Laura Loveland, took over as postmaster in 1951 or 1952 and moved the post office to her home.⁵⁶ She retired from the position in April of 1972, on her 70th birthday. The current post office, still located in the Village, in a building owned by the fire department, opened after her retirement.⁵⁷ The central location of the post office contributed to the continuation of Harrisonville's status as Township "hub".

The Village schoolhouse has not gone through any similar relocations. It is located where oral histories place it as early as the turn of the 18th century.⁵⁸ It appears on the 1849 map⁵⁹ at the juncture of Harrisonville-Mullica Hill Road and Swedesboro-Harrisonville Road. One-room schoolhouses were used until a larger, two-room schoolhouse was built in 1898. Students were bussed to high school in Glassboro as early as 1908, and to Woodstown High School in 1910. In 1947, the school burned down. It was rebuilt on the same site, and reopened in 1952, having additions made to it in 1959 and 1969.⁶⁰ There have been no plans

⁵⁶See Figure #12.

⁵⁷See Figure #3.

⁵⁸Elizabeth Ridgeway Pettit states in her short family history that she attended school in Coletown 1830-2, Chard, p. 15. It was called the "little red school".

⁵⁹See Map #2.

⁶⁰See Figure #5.

made to expand the school system any further. Students are still bussed to high school out of the Township.

There were other schoolhouses located in South Harrison Township.⁶¹ The Columbian District School #7 was located at the intersection of Tomlin Station Road and Swedesboro-Monroeville Road. It was constructed possibly as early as 1837, and is visible on the 1849 map. There was also a school at the intersection known as Cedar Grove;⁶² one in Stringtown, called the Oak Grove Schoolhouse. These small outlying schools were closed around 1920 and the students were transferred to the Harrisonville School.

The Township has always been a farming community, but other occupations employed residents as well. The "mining" of marl--a clay rich in calcium carbonate, used as fertilizer--occurred on several large farms. Maps from 1849, 1860, and 1876 show their locations.⁶³ The 1876 atlas business directory lists both Alfred and Asa Lippincott as marl dealer/farmer. The mills were another employer for area residents who were apparently housed on the road between the Village and the Lake. A blacksmithy was owned and operated by the Pimm family for four generations.

⁶¹The maps from as early as 1849 show four schoolhouses in the area currently called South Harrison Township. See Maps #2, #5.

⁶²This building was purchased by Asa Moore circa 1929 and converted to a home, Chard, p. 16.(taken from Moore's obituary) The schoolhouse was built in 1873, and an article from April 19, 1923, in the Gloucester County Democrat reported closure of the schoolhouse was recommended by the school board.

⁶³See Maps #2, #3, #6.

The Village was busy with tailors, hair dressers, bootmakers, butchers, wheelwrights, painters, carpenters, plasterers, lumber dealers, glaziers, harness makers, milliners, barbers, distillers, and grocers. There was an ice cream parlor, a gas station, a furniture store, cigar maker, and dress maker.⁶⁴ The 1849 map⁶⁵ shows a blacksmith, a store, the grist and saw mills, and distillery. The 1850 census which reveals the population of Harrison Township as 1,984, also lists Harrisonville's employed were: a wheelwright, plasterer, three shoemakers, seven farmers, painter-trimmer, two blacksmiths, tailor, miller, three carpenters, carriage maker, fence maker, and tollgate keeper. The 1876 map⁶⁶ shows shoe shop, two stores, a blacksmith, the mills, a tailor, and a distillery. These historic uses could be considered for incorporation into the current zoning(described in the next chapter) if they meet with the goals for this zone and needs of the community. A newspaper clipping from 1923 states,

"There are two general stores, and one notion store, a harness maker shop with candy, cigars and tobacco to sell, wheelwright shop, blacksmith shop, garage, M.E. church, schoolhouse, butcher, ice cream parlor, 2 painters, 2 carpenters, tinsmith, two trucks for moving or hauling anything, anytime, anywhere; I.O.O.F. Hall,

⁶⁴The 1860 business directory lists the Village's employed as: town physician, Methodist minister, merchant/tailor/dealer general merchandise, boot and shoemaker/inventor of Locke's embrocation, miller, carriage maker, painter/trimmer, wheelwright, harness maker, lumberer, plasterer, house carpenter, blacksmith, house and sign painter, glazier, butcher and farmer.

⁶⁵See Map #2.

⁶⁶See Map #6.

Grange Hall, one chicken dealer, and one miller."⁶⁷

This article also says this all occurs within a Village having only 49 families. The services and shops disappear over the years, with a population decline that brought South Harrison Township's total to 680 in 1930⁶⁸, 875 in 1952, and Harrisonville down to 120 persons in 1930.⁶⁹

Some of the most insightful notes describing the changes occurring in Harrisonville over the years were kept by local civic groups. The Methodist Episcopal Church, the Grange, and the "secret societies" of the Independent Order of Odd Fellows, the Independent Order of Good Templars, and the Knights of Pythias, all kept minutes of their meetings to some degree. To the extent that these minutes contain some specific details about the Village's physical appearance as well as insight into the introduction of technologies to the area, they provide a limited basis for some of the design guidelines discussed for the Village in Chapter 5.

The Methodist Episcopal Church met first in area homes before constructing a barn-like structure in 1825. The building failed to accommodate its growing congregation and a new structure was built in the Village and completed

⁶⁷From "Harrisonville on Map--Pretty Little Gloucester County Town Named for Former President," this article has the source as "Monitor Register" handwritten on it . Located in the Gloucester County Historical Society Library file.

⁶⁸NJ Census Data.

⁶⁹Chard, p.68.

by December 1847.⁷⁰ The minutes of the Quarterly Conference and Official Board Minutes survive⁷¹ and they portray some of the day-to-day features of rural life and the Village's development: 1905--oil for lamps purchased; 1911--"Moved and seconded we appoint Building Committee to look after the building of (new) horse sheds."; 1914--"Moved and seconded that trustees have water closets built."; 1914--"Moved to proceed to have church lighted by New Jersey Electric Co. of Salem, N.J."; 1915--"Committee reported that electric lights turned on and wiring of church paid for amounting to \$195." 1924--"Klue Klux Klan met in our church; the collection for the evening was \$41.05." 1936--"Bought a used pump and tank for \$35. Moved and carried the Board put running water in the Church Hall and Parsonage." 1940--"Converted church coal heater to fuel oil." October 13, 1958--"Work on indoor laboratories for the church will start next week." The church still has an active congregation, still located in the 1847 structure.

Down the street the Livingston Lodge #55, of the Independent Order of Odd Fellows(I.O.O.F.) met first in Harrisonville, in 1854.⁷² For those initial meetings they rented the Sons of Temperance Hall. In 1855, they moved to their own building on the east side of main street. The Knights of Pythias rented

⁷⁰See Map #3.

⁷¹"History of Methodism in Harrisonville, 1847-1973" compiled by Mabel Martin and Phyllis Bradway, Historical Committee, 1974. Photocopy in Gloucester County Historical Society Library file.

⁷²See Map #3.

rooms from them starting in 1876. The I.O.O.F. met until 1930, and the minutes from their meetings from the 1870's onward, offer an equally interesting glimpse into rural Harrisonville⁷³: Feb. 1877--"Bill of \$.25 paid for street lamp in front of hall." April 1878--"A committee was present from the Knights of Pythias stating they were now done with the Lodge room." Nov. 14, 1878--"Lodge room to be rented to Harrisonville Lodge of Good Templars." Jan. 2, 1880--New horse sheds built. 1882--New Hitching posts placed in rear of hall. Aug. 1883--"On motion the Township Committee was granted the use of the Lodge room for \$1.00 per time." Jan. 1893--"The Independence order of Good Templars disbanded and gave up the room." Oct. 1893--"Ira Coles was to buy two street lamps for the lodge." Nov. 1894--"Committee reported the street lamps now in place and burning."⁷⁴ March 1899--"Motion carried that a location be granted for a fire engine house and lodge, will donate 10 dollars toward building the house if needed." Jan. 1902--"Janitor to take care of street lamp."

The Odd Fellows lost a number of members over these years and consolidated with the Mullica Hill French Lodge #89, in 1930. Their meeting hall, remodeled for use as the firehouse, currently houses the old pumpers.⁷⁵ In contrast to these former minutes, the notes taken by the temperance society

⁷³Transcriptions in Chard, pp. 36-40.

⁷⁴These street lamps, if still extant somewhere (they are not currently used in as the Village lights) could serve as models for replacements or additions to the Village lighting.

⁷⁵See Figure #9.

Lodge #77, the Independent Order of Good Templars contain more social opinion and societal views⁷⁶: April 1881--"Resolution: On opening of a pool room in Harrisonville is against the wishes of the moral and religious people of the community." Oct. 1881--"Reported the pool table was to leave this place next week." This group disbanded in 1893, due to decrease in support.

The Grange kept somewhat sporadic minutes in their early years which were summarized for the anniversary meetings.⁷⁷ At the 85th anniversary in December 1958, Rebecca Jones gave a brief lecture on the Grange's history. She states the organizational meeting of the Grange at Harrisonville was in December 1873. From 1873 to 1911, the Grange met in the Odd Fellows Hall. In 1911, it moved to a building purchased from Andrew Knisell, where it is still located.⁷⁸ She also states that "in 1903 the question of the Rural Telephone was on record. They were trying to secure subscribers among Grange members, but there seemed to be no encouragement."⁷⁹ The Grange has a small but strong membership today.

The Township Committee minutes indicate that in 1901 " the placing of poles through the township for telephones was discussed. A special meeting was

⁷⁶Transcription in Chard, pp. 40-42.

⁷⁷50th and 75th anniversary papers were given by E. Arlington Jones, a longtime Harrisonville resident. Copies of these papers are in the Gloucester County Historical Society Library file.

⁷⁸See Figure #11.

⁷⁹Chard, p. 47.

held to consider the final passage for telephone rights."⁸⁰ Ostensibly everything was passed.⁸¹ In May 1914, "a contract for lighting the village was signed for one year, ten lights for \$100.00." Road work and budget concerns took up most of the Township Committee's meeting time. Today the poles line the main street, and street lights illuminate the same length.⁸²

Other Township services were carried out in a more loosely organized fashion. Although there had been talk of a fire company among the Odd Fellows as early as March 1899, the "bucket brigade" served as the usual first response to the fire call. The Woodstown and Mullica Hill Fire Companies responded to South Harrison Township fire calls through the early twentieth century.

In 1931, a Township meeting was held to discuss the necessity of obtaining fire fighting apparatus.⁸³ An old hand pumper was found in the Odd Fellows sheds, but it was uncertain as to its origin. Nothing further appears to have been done until 1936 when concerned citizens finally organized themselves into the Harrisonville Volunteer Fire Company. They purchased a 1924 Ruggles Pumper from Conshohocken, Pennsylvania, in May of 1938.⁸⁴ The Odd Fellows Hall,

⁸⁰Chard, p. 6.

⁸¹See Figures #1c, #1d.

⁸²See Figures #1a, #1b.

⁸³Chard, p.49. History compiled by Paul Duffy, Harry Bateman, Warring Foster and Ida Chard, residents of Harrisonville.

⁸⁴According to Notes by E. Arlington Jones, area resident. In file at Gloucester County Historical Society Library.

purchased in August of 1938,⁸⁵ was converted for use as the garage. In 1947 a brand new truck was purchased, but the Fire Company was unable to save the schoolhouse when it caught fire only two weeks later. The four-bay garage on the south side of the post office was constructed in 1979-80 to house the fire fighting equipment and modern trucks.⁸⁶ This garage is out of sync with its adjacent neighbors in terms of building materials and setback from the road, both currently and historically.

The police force had an even less structured organizational history. "Constables" were the police force until the early 1970's when a formal police department was organized. The officers used their own cars to patrol the streets and had offices in the fire station. A plot of five acres was purchased by the Township, next to the school, and a trailer was put there for the police station. A new municipal services building that now houses the force, was completed in 1992 on that same site.⁸⁷

The private homes in the Village are more difficult to document. It is conceivable that some of them date to when Thomas Cole settled in the area in 1798. Having nine homes in 1835, the Village must have still had the home of Thomas Cole. The 1849 map⁸⁸ shows a similar pattern of settlement to that

⁸⁵Ibid.

⁸⁶See Figure #10.

⁸⁷See Figure #2.

⁸⁸See Map #2.

seen in the 1876 map⁸⁹ and the present day. The mills, a major employer in the early years, are also seen on these maps, with the mill workers houses up the street.⁹⁰ A more in depth, and individual, building by building, study of these Village homes would certainly reveal more information.

Some farms surrounding the village were analyzed, in 1977, by Glassboro State College students in a class taught by Dr. Herbert A. Richardson. Seven sample National Register nominations were completed by these students.⁹¹ This was apparently a classroom exercise as there is no indication that these were submitted for evaluation by State or National Register staff, nor any indication as to whether the students thought these properties were eligible for inclusion on the National Register. They did not analyze any structures within the Village, but the majority of the structures studied are within the viewshed of the Village. The pertinent features of the nominations are summarized:

1. "Engle Farm" faces north on Harrisonville-Richwood Road. It is described as a 1818, Greek Revival/Country Federal style house. The parcel of land attached has the same description back to 1826.⁹²

⁸⁹See Map #6.

⁹⁰See Figure #1e.

⁹¹Chains of title were produced for each property, in addition to some structural analysis. Copies of the National Register nominations forms are located at the Gloucester County Historical Society Library.

⁹²The form was completed by Bernard De Angelis, July 22, 1977.

2. "Horner Farm"⁹³ faces east-southeast on Harrisonville-Mullica Hill Road. In 1872, this house replaced a structure built possibly as early as 1813. This property has been in the Horner family in 1865. It is a working dairy. "Old Virginia Snake Fences" are found around the pastures.⁹⁴
3. "Coles Farm" faces south on west side of Lincoln Mill Road. It is a possible late 18th century/early 19th century structure. It has the same parcel description back to 1860.⁹⁵
4. "Gardiner House" faces southeast on Commissioner's Road on the northwest corner of Commissioner's Road and Swedesboro-Franklinville Road. The Country Federal style house has an unverified 1802 construction date. The parcel description goes back to 1809.⁹⁶
5. "Shoemaker Farm" faces west-northwest, having two driveways to Swedesboro-Franklinville Road and Mullica Hill-Harrisonville Road. This house is possible late 18th century/early 19th century originally with late 19th century additions. The same parcel description goes back to 1894.⁹⁷
6. "Coles-Browning-Hatch" farmhouse faces east-southeast on Commissioner's Road. Possible circa 1840 construction date uncertain. 148 acre tract from 1839

⁹³See Figures #6b, #6c.

⁹⁴Form prepared by Thomas Devereaux, July 22, 1977,

⁹⁵Form prepared by Alfred Oman, July 22, 1977.

⁹⁶Form completed by Andrew Rosen, July 22, 1977.

⁹⁷Form completed by James Earle, July 22, 1977.

to 1971, when divisions occur, follows house.⁹⁸

7. "Moore-Dubois" house faces south on a small rise over the Swedesboro-Franklinville Road, northeast of Swedesboro-Franklinville Road. 1804 is given as the possible construction date. One section is possibly 18th century. The same tract was attached since 1883.⁹⁹

Examining these findings in conjunction with the series of historic maps, and the pieces of the Village's history, it is evident that the structures--including their placement, density, setback--and the land use, the settlement pattern, and road network have changed very little over the past one hundred and fifty years. This is a remarkable phenomenon, especially considering that the Village is located within easy driving distance of three major metropolitan areas. Recognizing the Village's significance and character, this thesis also investigates appropriate preservation mechanisms.

In order to preserve this Village and the rural character of the Township, with its agricultural base, its historic resources need to be properly identified, evaluated, documented, and protected. The following chapter describes tools and techniques available to preserve the resources, which should be evaluated by the Township to determine their effectiveness and applicability for this area.

⁹⁸Form completed by Dr. Herbert. A. Richardson, July 22, 1977.

⁹⁹Form completed by Frederick Rohrer, July 22, 1977.

CHAPTER III. Planning and Preservation Tools

This chapter will set out some of the local, State, and Federal laws and plans that impact preservation in Harrisonville and South Harrison Township, starting with a macro view and then looking at specifics in the plans.

The Township of South Harrison does not have a full-time staff of planners. Instead there is an elected planning board that meets once a month. Paper work can be submitted to the clerk on Saturday mornings. As is typical for such rural planning boards, none of the board's six members are trained professionals in the fields of historic preservation or planning. However, they are concerned local residents who are interested in an active role in management of their township's physical environment for the benefits to its inhabitants. These benefits include stable (but fairly competitive) property values, pleasant natural surroundings, recreational areas, protection of farms or commercial activity. With these benefits in mind, the planning board worked in conjunction with the consulting firm Adams, Rehmann and Heggan Assoc. Inc. of Hammonton, New Jersey, starting in 1989, to revise the Township's 1980 Comprehensive Master Plan. This is one of the three major plans which guide the planning processes in the Township, the other two being the 1982 Gloucester County Development Management Plan and the New Jersey State Development and Redevelopment Plan.

South Harrison Township approved its first Comprehensive Master Plan in 1980, and began to review and revise its plan in 1989, and is again currently

working on further revisions. Gloucester County adopted its "Development Management Plan" in 1982, and is also in the process of review and revision of its Development Management Plan. Both plans were developed in accordance with and as required by the New Jersey County and Regional Planning Enabling Act of 1968(NJSA 40:27-2 et seq.). Additionally, the New Jersey State Development and Redevelopment Plan, required under the State Planning Act(NJSA 52:18A-16 et seq.) was approved in June of 1992.¹⁰⁰ These plans state that due to the lack of sewerage and public water, and with respect for the rural nature and agricultural activities occurring in the area, the Township of South Harrison should be protected from incompatible development and substantial growth. However, of these three, only the State Plan mentions historic resource protection and it does not identify the locations of important historic resources.

The New Jersey State Planning Act, signed into law January 1986, created a State Planning Commission of seventeen members, appointed by the Governor. The Commission held its first meeting in September 1986. The Act also created the Office of State Planning within the Department of the Treasury. This office assists the Commission with its duties, principal among these being the preparation of the State Development and Redevelopment Plan. This Act and

¹⁰⁰New Jersey adopted this growth management program in an effort to maintain "economic growth and property...essential to a good quality of life" and "balance growth with public services, community character, environmental, fiscal and other concerns that may lead to political and economic pressures to stop growth." New Jersey State Planning Commission, Communities of Place, the Preliminary State Development and Redevelopment Plan for the State of New Jersey, Volume I, (Trenton: State Planning Commission, November 1988), p. 6.

the planning concerns came about in reaction to the rapid growth that threatened to outpace the availability of services, experienced by New Jersey as well as in many states throughout the country. The State Development and Redevelopment Plan set out goals and objectives to revitalize urban areas and control sprawl in suburban and rural areas, to "restructure the pattern of growth in those areas."¹⁰¹ The Plan lists its goals: "Promote beneficial economic growth, development and renewal"; "Protect the environment"; "Provide adequate public services at a reasonable cost"; "Conserve the state's natural resources"; "Revitalize the state's urban areas"; "Provide adequate housing at a reasonable cost"; "Preserve and enhance historic, cultural, openspace, and recreational lands and structures"; "Ensure sound and integrated planning statewide."¹⁰²

The 1980 Township Plan as revised in 1990 is consistent with the 1982 Gloucester County Development Management Plan(GCDMP), which had designated most of the Township either as "Environmentally Sensitive" or as "Rural Agricultural," and which suggested "No Growth" or even "Limited Growth" areas because of the lack of existing public facilities, especially sewerage. As there are no plans to make available these public facilities, growth seemed unlikely and unwise, in the opinion of this County Plan. Further, they recommended no such facilities be made available.

¹⁰¹New Jersey State Planning Commission, Communities of Place, November 1988, Vol. 1, p. 11.

¹⁰²Ibid.

In addition, the 1978 Gloucester County Outer Continental Shelf and Energy Facilities Planning Study analyzed existing energy facilities and their distribution networks for the proposal of the optimum locations for additions to the systems. It also indicated that South Harrison Township is a rural resource that is not targeted for the location of facilities. The oil pipelines, gas lines, major electrical transmission lines, and even railroads, proposed or existing, all bypass the Township.¹⁰³

The GCDMP analyzed the compatibility of the local municipalities' plans with the County Plan. It also looked at the compatibility of the plans of local neighboring municipalities, though there was no requirement that the plans coordinate, when they were created. The South Harrison Township 1980 Comprehensive Master Plan was determined to be compatible with the neighboring townships' plans.

The goals of the South Harrison Township Master Plan do not conflict with those of the State Development and Redevelopment Plan or a Village preservation aim. The Township Plan was created in accordance with the State Planning Act. Although "historic preservation" is mentioned only very minimally, but preservation of prime agricultural lands, natural features, and existing businesses, as well as the rehabilitation of existing housing, which are listed as goals and objectives of the plan, and are major components of preserving the

¹⁰³Gloucester County Planning Department, Gloucester County Outer Continental Shelf and Energy Facilities Planning Study, January 1978. See Map #11.

character of this rural Township.¹⁰⁴ Essentially, managing development and growth is the scheme for the State Plan and through to the Township Plan. To achieve its aims and objectives, the Township has zoned its lands into four categories--agricultural/residential, neighborhood commercial, highway commercial, and light industrial.¹⁰⁵

The State Development and Redevelopment Plan, incorporates a "cross-acceptance" process designed to iron out any inconsistencies. Cross-acceptance itself is defined in the 1986 State Planning Act as "a process of comparison of planning policies among governmental levels with the purpose of attaining compatibility between local, county and State plans. The process is designed to result in a written statement specifying areas of agreement or disagreement and areas requiring modification by parties to the cross-acceptance." Although no municipality is required by law to participate in the cross acceptance process, it is of course to its benefit to do so because, State investment in local infrastructure will only occur within areas whose Plan complies with the State Plan.¹⁰⁶ An awareness of the State's designation for the area is also wise for a local municipality, so that no unwanted facilities are unexpectedly, located there. South Harrison Township and Gloucester County have representation in the cross acceptance procedures.

¹⁰⁴See Appendix A--summary of goals and objectives.

¹⁰⁵See Map #14 for locations.

¹⁰⁶Innes, Judith, "Group Processes and Growth Management," APA Journal 58(Autumn 1992), p. 447.

Township Plan:

The 1990 Township Comprehensive Master Plan describes the following zoning specifications.¹⁰⁷ The agricultural/residential(AR) District has one density--one dwelling unit per acre maximum, with a housing type of single-family detached houses. There is a one acre minimum lot size, contingent on the soil's ability to provide adequate septic and a well. Per the 1990 Comprehensive Master Plan, the Township will continue to depend on individual water supply wells and septic systems for the foreseeable future. The County has no plans to locate any sewerage in the Township. In the AR district, lots proposed less than two acres require a 150 foot lot width, whereas lots of two or more acres require a 200 foot width at the setback line. There is a maximum building coverage of 15%. The front yard setback requirement on Township roads is 75 feet, and 100 feet on County/State roads. Side yards must be 20 feet. On lots less than two acres the rear yard must be 50 feet, and 100 feet on lots two acres or more. In this 1990 Master Plan a 100 foot buffer to adjacent agricultural land was suggested. The immediate viewshed of the Village is in the AR category. Presently, it is primarily open pasture for cattle. Any buildings not associated with the farm clusters or not agricultural in nature would spoil this view. This is not acknowledged in the Township Plan.

The Township's commercial districts were not designed for and have never

¹⁰⁷ Similar zoning specifications were found in the 1980 Comprehensive Master Plan.

been utilized for major shopping or business facilities. The Neighborhood Commercial(NC) District is to be characterized by "modest neighborhood type commercial uses near Harrisonville."¹⁰⁸ This district is thirty acres and permits "single family residences, retail uses, drugstores, personal service establishments, business offices, and similar uses which are determined to be compatible with the existing character of Harrisonville Village."¹⁰⁹ Setbacks are to be compatible with adjacent development, specifically "within 25% of [the setback of] existing principal structures located within 200 feet of site". A side yard minimum of five feet is necessary, with a combined width of fifteen feet. A rear yard of ten feet minimum is required. If the use is partially as a dwelling then the requirements of the AR district apply. Since the historic commercial activities can be well documented, it makes sense to incorporate allowances for these activities if they do not compromise public safety, health and welfare, or jeopardize historic character, and meet some community need.

These setback and yard specifications are consistent with current conditions in the built pattern, and thus can be seen as contributing to the preservation of the historically continuous features of Harrisonville. They do not however address any historic lot sizes or agricultural uses' requirements. There are properties in the Village containing agricultural activities. For the most part, these are considered standard zoning requirements. They have contributed to the Village

¹⁰⁸1990 Comprehensive Master Plan of South Harrison Township.

¹⁰⁹Ibid.

preservation, although not necessarily by design. The Village--NC district is delineated due to its concentration of buildings and types of current uses, but none of the requirements are intended to preserve the structures and Village or identify it as a remarkable resource.

The Highway Commercial(HC) District is located along the length of Route 45 in the Township, to a depth of 500 feet.¹¹⁰ Permitted uses are "single family residences, retail stores, restaurants, offices, banks, personal services, service stations, motels, and similar uses."¹¹¹ Maximum building coverage is 30%. The plans must allow for parking, landscaping, storm water run-off, and on site septic systems. Front yards must be 50 feet, side yards 20 feet, and a minimum rear yard of 30 feet. There are no commercial uses along this road currently. Although this district does not fall within the viewshed to a substantial degree, it does abut the AR district surrounding Harrisonville. Should any commercial use visually or functionally disrupt the agricultural activity adjacent to it, this could have a domino effect which could negatively impact the Village.

The 1990 Township Comprehensive Master Plan states that, although there were vehement objections raised by the Township, the County chose to locate a solid waste facility on the Swedesboro-Monroeville Road(County Road #666). Acknowledging there can be substantial tax revenues from industrial development, the Township Plan has located two Light Industrial(LI) Districts in the northwest

¹¹⁰See Map #14.

¹¹¹1990 Comprehensive Master Plan of South Harrison Township.

corner of the Township.¹¹² One of these is a 500 acre tract across from the solid waste facility. The other is 271 acres at the Township line, bordered by the Swedesboro-Franklinville Rd., Tomlin Station Rd., and Route 45. Permitted uses, in both, are "wholesale businesses, warehouses and distribution facilities, general manufacturing, processing, fabrication and assembly, those which the Township determines are not noxious, injurious, offensive, or hazardous, golf courses, and residential units."¹¹³ There is a minimum two-acre lot size, with a 200-foot width at the setback line. The front yard minimum is 50 feet; side yard is 25 feet; rear yard must be 30 feet minimum. Total coverage cannot exceed 30% of the lot. If the industrial use is located next to a residential property, then the side yard requirement is 80 feet minimum, and 100 feet for the rear yard. To attract desirable uses, density bonuses and tax abatements were proposed for consideration. There are no industrial uses currently. This district also abuts the AR district and could adversely affect the adjacent agricultural uses. In addition, the prospect of being located next to light industrial uses can have a negative impact on the property values in the adjacent AR district, since residential property owners typically expect noise, pollution, and traffic to accompany the industrial use and do not choose to pay very much to live there.

For all Districts, transportation policies are recommended, in the Township Plan. The Plan recognizes that current existing off-street parking requirements

¹¹²See Map #14.

¹¹³1990 Comprehensive Master Plan of South Harrison Township.

should be sufficient to preclude the need for on street parking. Street tree planting, street lighting, landscaping, sidewalks, curbs, and bike paths are required where deemed necessary by the Planning Board. At present, sidewalks are not uniform or existent through the Village. Old views of the main street show paved and unpaved, but clearly delineated, paths. Additionally these views show the trees lining the roadway. These historic views can be used to assist in creating a set of guidelines to ensure compatible street design occurs when the implementation of these elements are deemed necessary by the Planning Board.

The 1990 Township Comprehensive Master Plan recommends a fifty foot right of way--which includes paved area, shoulders, and sidewalks if present. According to the survey done for the 1990 Plan, existing right of way widths for County and Townships roads were 33 to 49.5 feet. Only Commissioner's Road had a fifty foot right of way. Because currently in the Village the setback is only about 30 feet from the center line, a fifty foot right of way comes almost into the living room of most Village homes. This right of way expansion clearly illustrates that the Plan is not cognizant of nor desirous of protecting historic land use patterns in the Township and is in fact a potential threat to those patterns.

State Plan:

The State Development and Redevelopment Plan(NJSDRP) developed a seven-tiered growth management system¹¹⁴ and identified four of these tiers as

¹¹⁴Communities of Place, Volume 1, page 20.

appropriate to South Harrison Township. These are Tier 5, Tier 6A, Tier 6B, And Tier 7. NJSDRP defines the tiers: Tier 5--Exurban Reserve "includes areas that lack basic public services, particularly sewers. While these areas may develop for urban uses in the future, any development should be managed so as to be serviced efficiently." Tier 6A--Agricultural Areas, Tier 6B--Environmentally Sensitive Agricultural Areas, Tier 6 "includes the best agricultural land in the State. Development intensities here must be carefully managed to assure the viability of the State's agricultural industry in the future." Tier 7--Environmentally Sensitive Areas "consists largely of undeveloped areas where development densities must be carefully managed to protect environmentally sensitive features and irreplaceable natural resources."

The NJSDRP located the Tier 5 areas along the northern part of the Township, extending from a similarly designated area in Harrison Township, and along the eastern and southeastern boundaries of the Township. The areas in the east and southeast were felt by the Township to be inappropriately designated due to the presence of significant wetlands that were unsuitable for on-site sewage. This may indicate a sensitivity in the Township to forces that could/would restrict development. They were to resolve this during the cross-acceptance discussion period.¹¹⁵ The NJSDRP located Tier 6A and Tier 6B areas in the western and

¹¹⁵There are three phases in the cross-acceptance process-- the "comparison" phase, the "negotiation" phase, and the "resolution" phase. The "comparison" phase evaluated the compatibility between the local municipal plan and the State Preliminary Plan. During the "negotiation" phase any discrepancies between the two will be worked out. Once "maximum possible consistency and compatibility"

central parts of the Township. Farmers in the Township felt there was an equity¹¹⁶ issue involved with this designation. The Township supported this belief and expressed the opinion in the cross acceptance process that farmers should be fairly compensated for their loss of development rights.¹¹⁷ The Tier 7 area was located in the NJSDRP along the southern border of the Township--ie., Oldmans Creek and the wetlands and tributaries associated with it.

The cross-acceptance process is intended to have ironed out any major discrepancies between these plans by now. The current revisions being made at the Township and County levels to their Plans may reflect this.¹¹⁸ The Village is located in the Tier 6B and Tier 7 areas. Therefore, its preservation, through a managed development program, is consistent with the State Plan.

The State Plan's Tiers do not specifically address the presence of historic and cultural resources. Rather, they are concerned with targeting areas that can support future development and redevelopment. The Tiers where growth is to be encouraged are Tier 1 through Tier 4. These areas may contain historic resources

among the plans is reached the "interim" plan is presented in the "issue resolution" phase, so that last public comment can be made. Following completion of the cross-acceptance phases, the Commission reviews the draft for adoption. Communities of Place, Vol. 1, pp. 26-27.

¹¹⁶The farmers believe that the designation of their farmlands does not achieve "a fair distribution of the burdens and benefits of regulation," the definition of equity given by Mandelker and Cunningham, p. 757.

¹¹⁷1990 Comprehensive Master Plan of South Harrison Township, p. 25. This was the official stance of the Township.

¹¹⁸The exact nature of these revisions has not been available to the author.

that need to be protected from insensitive development activities. In South Harrison Township the absence of growth pressure does not preserve buildings from damage due to neglect. The historic resources still need to be identified and have their significance uncompromised and protected. Preserving any specific "landmark" or culturally significant sites is not addressed by the 1988 State Plan.

Other State Influences:

There are additional statewide programs and legislation which have impact upon the character of development in South Harrison Township and the Village of Harrisonville. These legal obligations along with the guidance of the many plans address many of the issues associated with environmental protection. Some of these address the issues of water and wetlands, such as the New Jersey Water Quality Planning Act of 1977(NJSA 58:11A-1 et seq.), the Water Supply Management Act of 1981(NJSA 58:1A-1 et seq.), the Freshwater Wetlands Protection Act of 1988(NJSA 13:9B-1 et seq.) (In addition, the Delaware Valley Regional Planning Commission administers water quality management plans, under directive of the Federal Water Pollution Control Act of 1972, for all of Gloucester County.) Since the Township has a number of wetland areas, and uses wells for its water supply, all of the aforementioned laws pertain to the area. Additionally, the Village has a number of streams running through it. The Lake is also next to the Village. The surrounding farming practices can compromise the integrity of this water with pesticides and fertilizers. Both of these water

resources are important to its character and history, as well as health of the Village residents.

The above listed "water acts" protect the quality of water. For example, the Freshwater Wetlands Protection Act of 1988 requires the identification and delineation of wetlands in all development proposals, and further requires that transition areas or buffers from 50 to 125 feet depending on the resource value assigned to the wetland involved. Any development in the vicinity of wetlands is monitored for its effect in order to mitigate and minimize damage to these environmentally sensitive areas. This is important in South Harrison Township, where there are no subdivision regulations currently¹¹⁹; a review of development proposals helps the planning board identify the possible problems, and can help the preservation of the wetlands.

Being a farming community, the Township is also affected by legislation concerning agricultural practices. For example, the State Agricultural Retention and Development Act and Right to Farm Act of 1983 protects the farmer from being forced to curtail farming activities that sometimes are less desirable to non-agricultural neighbors. Additionally it can assist farmers when pressures to sell their farms become too great to ignore. In South Harrison, where agricultural and residential uses are mixed into one zoning category, this Act helps protect farmers from litigation by neighbors who claim the agricultural activities are nuisance activities. This in turn helps preserve the farms in the viewshed of the

¹¹⁹The current revisions may be addressing subdivision controls.

Village.

The State of New Jersey also has on its books a number of laws and programs that deal specifically with historic preservation.¹²⁰ The State Register of Historic Places was established in 1970(NJSA 13:1B-15.128 et seq.) as part of the Division of Parks, Forestry and Recreation of the Department of Environmental Protection. It is managed by the Office of New Jersey Heritage, the Historic Preservation Office.¹²¹ State enabling legislation for local historic preservation controls is found in the Municipal Land Use Law amendments(Chapter 199 of the Laws of New Jersey 1991, and Chapter 516 of the Laws of New Jersey 1985, amendments to the Municipal Land Use Law, P.L. 1975, c. 291) South Harrison is therefore able to enact an historic preservation ordinance and create a local historic district for Harrisonville, should it feel this is an appropriate tool for protecting the Village. Creating a preservation ordinance

¹²⁰For example, the leasing of historic property owned by a municipality is governed by NJSA 40A:12-15(g). The acquisition of historic property by a county is governed by NJSA 40:32-6. The acquisition of historic property by a municipality is controlled by NJSA 40:60-25.54. The sale of historic properties by municipalities is authorized by NJSA 40A:12-21. The Green Acres legislation(NJSA 13:8A-19 to 34) is concerned with the acquisition of land for recreation and conservation, as well as for use as historic areas.

¹²¹The Office of New Jersey Heritage also administers: a matching grant program for historic site surveys, preservation planning and predevelopment projects; a matching grant program for acquisition and development projects; New Jersey's Certified Local Government Program and technical assistance to local district commissions; statewide comprehensive planning and preservation education; a review and compliance program to avoid or mitigate adverse effects to historic resources; the Tax Act program for certified rehabilitations under the Tax Reform Act of 1986; and the Main Street New Jersey Program.

can offer the community some measures to help protect historically or architecturally significant privately owned property from inappropriate actions by owners. In 1992, the Office of New Jersey Heritage completed a "Survey of Municipal Historic Preservation Ordinances and Master Plans in New Jersey,"¹²² to indicate and identify the extent to which municipal, county, and state government were involved with preservation planning. South Harrison Township had not responded by the printing of the summary report, but has no ordinances specifically devoted to preservation.

Another resource for preservation planning in the Township are the numerous "historic context" documents prepared by the State Office of Historic Preservation. Historic contexts are used to "provide a systematic framework for identifying, evaluating, registering, and treating historic resources."¹²³ One of these was prepared by the Cultural Resource Planning Branch of the National Register Programs Division, Cultural Resource Management in the Mid-Atlantic Region, an office of the National Park Service, in conjunction with the Office of New Jersey Heritage.¹²⁴

In addition, just recently Governor James Florio signed a bill known as the

¹²²Office of New Jersey Heritage, Survey of Municipal Historic Preservation Ordinances and Master Plans in New Jersey, Summary Report. Trenton: State of New Jersey Department of Environmental Protection and Energy, 1992.

¹²³Grumet, Robert S., New Jersey Paleo-Indian Historic Context (Washington, D.C.: National Park Service, 1990), ix.

¹²⁴New Jersey's Paleo-Indian Historic Context identifies a period in New Jersey's history 11,500-8,000 years ago as the Paleo-Indian period. There are a number of known archaeological sites of this period found throughout the State.

Uniform Site Improvement Act.¹²⁵ This law calls for the creation of statewide standards to govern such technical requirements as street widths, drainage, water supply, off-street parking, and sewers for residential development. An advisory board will be created to design and adopt these controls, based on performance standards created by the Center for Urban Policy Research at Rutgers University in New Brunswick. Board members will be appointed by the Commissioner of Community Affairs who will supervise the implementation of the new regulations. The Township currently has no subdivision regulations and needs to analyze the impact this legislation could have in South Harrison and Harrisonville. If the standards do not compromise the integrity of the Township resources, then perhaps it will be unnecessary to adopt subdivision regulations that duplicate these.

Federal Influences:

Federal laws have an impact on historic property primarily if it is owned by the federal government or will be affected by some federally funded activity. Such laws include: the Historic Sites Act of 1935(16 U.S.C. 461 et seq.) which created the National Park Service; the National Historic Preservation Act of 1966, as amended(16 U.S.C. 470 et seq.), which created the Advisory Council on Historic Preservation, the State Historic Preservation Officers, and the National

¹²⁵Signed January 29, 1993, according to New York Times, Sunday March 7, 1993--Real Estate section p. 9.

Register of Historic Places, among other things; the 1980 Amendments to the National Historic Preservation Act, which created the Certified Local Government Program to encourage local governments to adopt ordinances to protect historic resources and make available to them federal assistance;¹²⁶ Section 8 of the General Authorities Act Amendments of 1976(16 U.S.C. 1-5), which directs the Secretary of the Interior to identify sites for inclusion in the National Park System; Section 9 of the Mining in the National Parks Act of 1976(16 U.S.C. 1908), which directs the Secretary of the Interior to monitor mining's effects on historic properties; The Antiquities Act of 1906(16 U.S.C. 431, 432, 433), which allows the President to declare properties as national monuments; the Archaeological and Historic Preservation Act of 1974, as amended(16 U.S.C. 469-469c), which provides for the preservation of historical data which might otherwise be lost through the construction of a dam; the Archaeological Resources Protection Act of 1979(16 U.S.C. 470aa-470mm) which protects archaeological resources on public and Indian lands; Section 4(f) of the Department of Transportation Act of 1966(49 U.S.C. 1653(f)), which serves to review the impact

¹²⁶In order to qualify as a Certified Local Government, a municipality in New Jersey must adopt an historic preservation ordinance that conforms to the State enabling legislation of the Municipal Land Use Law and "enforce appropriate local legislation for the designation and protection of historic properties; establish an adequate and qualified preservation review commission; maintain a system for the survey and inventory of historic properties; provide for adequate public participation in the local historic preservation program; and perform the responsibilities delegated to the local government." "Certified Local Government Guidelines" available from the Office of New Jersey Heritage, Trenton, New Jersey. There are currently only fifteen CLGs in New Jersey. South Harrison Township is not one of them.

of transportation lines on historic sites, and natural environment; the National Environmental Policy Act of 1969(42 U.S.C. 4371 et seq.), which established the Council on Environmental Quality and requires environmental impact statements for Federal actions affecting the environment; the Public Buildings Cooperative Use Act of 1976(40 U.S.C. 175), which encourages the use of historic buildings by Federal agencies, and their accessibility to the handicapped; the American Disabilities Act, which requires that all public buildings be accessible to those with physical disabilities.

These and other Acts created the agencies which can provide South Harrison with many of the Federal assistance programs and technical information for preservation planning. The National Park Service publishes many bulletins and guidelines for the identifying, treating and registering of historic resources, e.g. *The Guidelines for Evaluating and Documenting Rural Historic Landscapes--National Register Bulletin 30*. Were the mining of marl in South Harrison to be revived, it would be reviewed and regulated if the area was to be designated a National Historic Site or was to become part of the National Park Service. The Acts concerning historic resources could be important for the area around the Harrisonville Lake where the floodgates now exist. If there were to be a dam constructed there important archaeological resources concerning the construction of the 18th century mills and possibly Indian settlement could be impacted. Native American archaeological evidence is often found along waterways such as this. Although there are no Federal transportation routes through South Harrison

Township, the interstate highway 295 and the New Jersey Turnpike which often receive Federal funds for maintenance and expansion could propose a radical expansion to the south shore of New Jersey which would trigger a review under Section 4(f) of the Transportation Act of 1966, and an environmental impact statement through the Environmental Policy Act of 1969. There are no Federal projects involving the Township or Harrisonville at this time.

In terms of the Township's planning activities, the Federal Acts and their requirements only serve as a measure of protection from dramatic damage to and loss of the Township's and Harrisonville's cultural resources, by Federally funded activities. They offer no protection to cultural resources from private activities, or from activities funded by state or local government.

CHAPTER IV. Threats to the Village¹²⁷

Despite its considerable planning efforts the Village of Harrisonville and its governing municipality remain vulnerable to unanticipated changes. Fortunately there are no critical threats looming or changes pending. And, undoubtedly, the continued absence of a public water and sewer system and the absence of supportive plans to introduce it will continue preserve the rural character of the Township against the surge in interest by developers of residential subdivisions that might otherwise occur. Moreover the current poor speculative real estate market has reduced the pressure on farmers to sell their farms to such developers or non-agriculturally interested parties. If the State Plan continues to designate this area with low-no growth Tiers, and finds support within the Township and County Plans and legislation, the State Planning Act of 1986 should help promote the protection of the Village and Township character and use of their built and natural resources. Of all of the legislation and regulations cited in the previous chapter, the State Plan may be the most effective

¹²⁷The New Jersey State Plan defines village as "a community offering a choice of housing types, employment, basic services, and shopping for its residents as well as for those in the immediate surrounding rural area. A village typically includes a post office, church, meeting places, and public open space. It may also offer specialized jobs appropriate to its character. It is a compact settlement with a design that permits its evolution to a town." p. 21. South Harrison Township Comprehensive Master Plan refers to Harrisonville as a "village". I believe it is more of a hamlet as defined by the New Jersey State Plan, being "a small cluster of homes with a distinct identity in a rural area. They are located at a crossroads. They may or may not have a meeting place, such as a park, green, tavern or restaurant. The meeting place has an intentional nature, distinguishing the hamlet from the standard residence-only suburban subdivision. A hamlet has a compact nucleus with a layout and design that enables it to evolve into a village." p. 21.

tool currently in place to preserve this character.

However, none of these hidden supports for preservation address the phenomenon of the Village itself. Its physical characteristics are primarily its density, the setback and scale of its buildings, its building materials and its settlement pattern. Such characteristics need their own special place on the preservation agenda. They are the essential qualities of the Village.

The 1990 Comprehensive Master Plan of South Harrison Township has many of the elements that can protect the Village and its surrounding viewshed, but certain scenarios illustrate how incompatible development might occur. Essentially the Village has no formal means to identify, evaluate, and protect the built resources it values. In the NC District--Village, "modest neighborhood type commercial uses" are not controlled by any design guidelines--for the materials and texture of structures, signage, lighting, massing, roofs, foundations, orientation of entrance, rhythm of openings, or size of openings. This is not atypical for a village like Harrisonville. All of which taken to extreme could permit for example a concrete block, bunker-like video store, with no windows on the street, with a neon sign, and posters advertising the latest video release. The Township also does not require that demolished structures in the NC District--Village be replaced, which is again not atypical. A suspicious fire could wipe out the whole Village, or one side of the street, and the owner(s) would have land zoned for commercial uses in a very small commercial district. Garages are not mentioned at all for location in the NC--Village. Parking is not specifically designed for the

Village. The current lot sizes, which appear to have been the same sized lots over the past 150 years (as seen in maps from 1849 to 1987), are not protected in any way. Sidewalks are not uniformly located through the Village and there is no requirement for them. They have been located in the Village through its history, as seen in historic views and personal accounts.¹²⁸ Landscaping and street furnishings are not uniformly required, nor are there specific guidelines for their design. There have been street lamps, hitching posts, and horse sheds according to accounts and are seen in old photos that can be used as documentary evidence to support design guidelines. When there need to be an addition of such elements, it can be done sympathetically following such guidelines.

The State Historic Preservation Office has been responsible to date for the identification and evaluation of the Township and Village, but given their statewide scope have not and probably cannot be expected to go into great depth of analysis. The guidelines and bulletins produced by the SHPO and the National Park Service can assist private individuals in performing the tasks independently.

In short, there is neither an historic district ordinance nor a provision in the zoning code which specifically address the preservation of the Village. There are no regulations in the zoning to guide paint color, additions to existing structures, demolition, decorative elements, building materials, and street furnishings like fences or light posts. Thus at a structure such as the Grange¹²⁹

¹²⁸See Figures #1c, #1d, #13.

¹²⁹See Figure #11.

its front porch could be removed without restriction.¹³⁰ Moreover, none of the buildings in the Village have been listed on the National Register of Historic Places or the State Register. Nor is there a facade easement program, and there could not be one until an historic district ordinance is in place. There is no glaring evidence that any individual structure are eligible, but better documentation may reveal further information. Were the Township to enact a sound historic preservation ordinance, it could then take steps to become a certified local government and apply for information and grants to help address these issues.

In a similar state of vulnerability, the viewshed of the Village is nearly the whole Township on a clear day. The surrounding topography is relatively flat and treeless, occupied by farms and dairy pastures. There are no provisions or incentives at the Township level to encourage the retention of this farmland as open space or for farming, such as a transfer of development rights program or an open space easement program. In the AR Districts, of the Township Comprehensive Master Plan, agricultural uses are lumped in with residential, with no use of agricultural zoning densities and/or larger minimum lot sizes. The Right to Farm Act only protects farmers from their litigious neighbors who complain about farming activities. Because the AR District allows residential development on minimum one acre lots, with no cluster provisions, subdivision requirements, or planned unit development option, the viewshed of the Village

¹³⁰See photo ##-grange

could become dotted with lot upon lot of single family detached houses. The newly enacted Uniform Site Improvement Act could control a subdivision appearance, but the act of subdividing is not regulated currently, and any subdivision in the Village's viewshed would be a permanent erosion of its character.

In addition, the main street through the Village is unfortunately the County Road, Harrisonville-Mullica Hill Rd. The County is therefore ultimately in charge of its maintenance. Should the County decide to widen and straighten, or obtain a larger right of way to serve the best interests of the County, it is authorized to do so. This would trigger an environmental impact review at the State level, and the Department of Environmental Protection would be responsible for monitoring this evaluation.

CHAPTER V. Suggestions

In order to better achieve the current goals and aims of the 1990 Comprehensive Master Plan, and incorporate historic preservation concerns, the following techniques could be adapted and adopted by South Harrison Township.

1) The historic resources of the Village should be surveyed to determine if there are any properties eligible for listing on the National Register of Historic Places. The sample forms prepared by Dr. Herbert Richardson and his class in 1977 do not appear to have been followed through to nomination. (There was a State survey of the County's historic resources done in 1987 that indicated the Village was eligible for listing on the State Register, but curiously most of the buildings surveyed were considered "non-contributing" to the district. There is no mention made of archaeological resources being surveyed. This is a important component of a complete and accurate survey.¹³¹⁾

If the Village is discovered to have significant resources to the extent that it can be nominated as a National Register Historic District, then a local historic district ordinance may also be proposed. The ordinance can contain demolition review, and create a Historic Architectural Review Board to review those proposed changes that will impact historic resources. The presence of an ordinance that meets established standards would enable the Township to apply

¹³¹In "Notes on Old Gloucester County," by Frank Stewart--Chard, p. 9, it is stated that "John Duell found the tooth of a mastodon while digging a new race on his property in Harrisonville." And Chard, p. 64, says April 1936, "Lamond Lippincott recently uncovered a white stone Indian mortar in a perfectly preserved condition and experts declare it to be of the finest specimens in the state."

for Certified Local Government status. The benefits, such as the eligibility for assistance grants, of involvement in this program merit consideration by the Township if it considering a historic preservation ordinance. A Village Historical Society might be created then as well, although the Gloucester County Historical Society Library has adequate facilities and a good amount of resources already. Perhaps a closer association with that organization might serve the Township best.

2) The Village-NC District should limit further the number and kind of commercial uses, so that current residential uses are not threatened with undesirable neighbors that bring extra traffic and/or noise and odors. Although there were generations of blacksmiths located in the Village, the reintroduction of such an operation today might be anachronistic and a nuisance. Design guidelines¹³² as part of the zoning code, compatible with existing historic fabric and settlement pattern, should be implemented for the NC District.¹³³ These could control alterations and additions to existing structures as well as new construction, and they could address regulation of height, bulk and general massing, rhythm of openings, size of openings, orientation to the street, roof shape, foundation height, materials and textures, signage, and removal and replacement of significant architectural features(porches, cornices, cupolas,

¹³²See Figures #14, #15, #16, #17, #18 for pictorial examples.

¹³³These guidelines vary from place to place. These are based loosely upon those of the Design Guidelines for Rural Village District, Baltimore County, and suggestions outlined in Suzanne Sutro's Reinventing the Village.

etc.).¹³⁴ There should be control of on-street parking, or provision for rear parking lots only, and garages, with limits of number of parking spaces created for each unit.¹³⁵ A landscaping and streetscape plan should be created to locate and provide necessary trees, shrubs, street lights, street furnishings, sidewalks, and handicapped access to public services--these are elements sometimes overlooked as part of the historic character. Signs for the location of public services should also be provided, and fall under the design guidelines. The paved surface area should be minimized, particularly to avoid erosion problems. If a significant structure is to be demolished, a demolition review clause could specify that a new structure must be proposed, and have been approved with its financing in place. A minimum standard of maintenance might be better elucidated. Incentives for the "rehabilitation of existing homes"¹³⁶ need to be found and provided for the owners. Village recreation areas should be expanded beyond the school playground. The Planning Board may create a sub-committee that reviews any proposals in the NC District.

3) A viewshed buffer zone should be created around the village, which will maintain the farming uses and open space. This can be achieved through voluntary donation of easement by land owner, or through purchase of easement

¹³⁴See Figures #14, #17, #18.

¹³⁵See Figure #15.

¹³⁶One of the goals and objectives of the 1990 Comprehensive Master Plan of South Harrison Township. See Appendix A.

by a land trust. The creation of a transfer of development rights program¹³⁷ will remunerate the land owner for an easement, and give a bonus of some kind, such as a density increase to be used on another site, to the purchaser of the rights. Modifications to the AR District around the Village might create a strictly Agricultural District--perhaps one that contains land identified as Tier 6B--Environmentally Sensitive Agricultural Areas in the New Jersey State Plan. Some basic subdivision controls should also be applied to simply govern the "division of land into two or more lots for residential or other purposes" and the "street design and grading, curbs, walkways, street lights"¹³⁸ associated with residential development. This is one crucial way to direct the local land use pattern. A landowner can be prohibited from dividing and selling his land until

¹³⁷This could be modeled on the program created for the Pinelands. The Pine Barrens region is just east of South Harrison Township. It became a protected area through the Pinelands Protection Act of 1979. It had been designated the nation's first national reserve under the National Parks and Reserve Act of 1978. The Comprehensive Management Plan, created under the directive of the Pinelands Act, proposed a system for the transfer of development rights called the Pinelands Development Credit(PDC) program. The PDCs were designed to be compensation for the loss of speculative value of property which had resulted from the designation of these areas as "no growth" by the Plan. The landowners in no growth areas could sell the credits to be used in areas targeted for further growth. These credits could secure density bonuses in the growth areas. Babcock and Siemon, The Zoning Game Revisited, (Boston: Oelschlager, Gunn & Hein, 1985), p. 150-152.

Perhaps a county-wide transfer of development rights could work similarly.

¹³⁸Robert E. Coughlin and John C. Keene, et al, Guiding Growth, (Philadelphia: Pennsylvania Environmental Council, 1992), p. 4-5.

the local government has approved the subdivision design.¹³⁹ If cluster zoning and planned unit development regulations were imposed through a good subdivision scheme, the trade of higher density for preservation of open space could leave the viewshed clear.¹⁴⁰ Using agricultural zoning that would restrict non-farm uses and can specify large farm-sized lots can protect and maintain the farms in operation surrounding the Village.¹⁴¹

The NC District is not built to capacity, and may therefore serve as a village growth extension area. The NC zoning district boundary may act like an "urban growth boundary"¹⁴² does in more developed regions. The lack of sewerage already tends to discourage any large scale growth or development. And yet, it also can discourage any motivation to focus growth or development. Directly to the south of the Village is the Harrisonville Lake and the Oldmans Creek, which serves as a natural barrier to extending the Village southward. This area is owned by the State, and has already been designated as a Tier 7 in the New Jersey State Plan, and development in not in accordance with this

¹³⁹The bulletin "Subdivision Regulation and Historic Preservation", by Stephen A. Morris, National Park Service, August 1992, offers a basic and complete summary.

¹⁴⁰See Figure #16.

¹⁴¹Stokes, Samuel, Saving America's Countryside, (Baltimore: John Hopkins U Press, 1989), p. 137.

¹⁴²Urban growth boundaries, such as those used in Oregon specified in their 1973 Land Conservation and Development Act, "delineate" where concentrated development will be encouraged by the municipality, and "designate" the land/open space that is important/to be protected. p.207, Stokes, Saving America's Countryside.

designation.

4) The areas zoned for HC and LI Districts have no public facilities(sewer or water) either. This means a gas station could be located themselves along Route 45 if there was a strong enough profit motive. The sudden availability of services can serve as a wick for additional interest in the area. This would bring more people, more traffic, more demand for services, until existing systems could not meet the needs of the area. The benefits of additional tax revenues would soon be lost along with the rural character of the area. The location of LI Districts¹⁴³ seems especially unwise, although they are located near a county solid waste facility. This area might be better as a smaller LI District or a commercial district that specifies unattractive/noisesome uses like gas stations or auto repair shops, if those are desired.

5) The HC District serves traffic passing through the Township, to and from Mullica Hill to Salem County. If there is truly a need for such services along this road, then they perhaps could be located in Harrison Township or in Salem County, in Pilegrove Township. There are presently no existing services of the kind listed in the HC District description along Route 45 in South Harrison Township. There are a number of intersections with county roads¹⁴⁴ which may be a compromise location for small HC Districts along Route 45. Considering the size of the Township, it may be that travel time to available services in other

¹⁴³See Map #14.

¹⁴⁴See Map #13.

townships may be short enough to eliminate the HC district altogether.

The County does not seem to be averse to protecting the rural character of the Township, although its placement of a solid waste facility there was not sensitive to the wishes of the Township. The County does realize that the absence of sewerage makes any large scale development unwelcome, and has made no plans to introduce it. The revised county plan should continue with this reasoning. It should also make more of an effort to incorporate historic preservation as one of its objectives.

CHAPTER VI. Conclusion

Can the Township of South Harrison succeed in preserving its Village of Harrisonville? Can the Township of South Harrison retain its rural character? Can the Township use its existing Comprehensive Master Plan, in conjunction with federal, state, and county laws and programs to do it? Thus far, it has been done, although not necessarily by design.

The Township has had a master plan since 1980 which lists goals and objectives that do not compromise its rural nature.¹⁴⁵ In its ongoing revisions to that Plan, the Township continues to seek to protect the farming uses of the land, prevent incompatible uses, and provide housing and services for its residents. The revision in 1990 further strengthened its commitment to these aims.

There are not significant pressures on the area due to the lack of public water and sewer. This is probably the major component to area preservation, and gives the Township the flexibility to research the tools available to them and make informed decisions. Moreover, the zoning, primarily agricultural/residential, does not allow for large industrial complexes, office parks, or condominium developments. And yet, the one acre minimum lot size and single family dwelling unit specification for the AR district would allow the farmland to be eaten up by housing, irreversibly and negatively altering the Village character forever.

The Gloucester County Plan has identified the Township as an area that is not appropriate for growth. This is supported again by the lack of available

¹⁴⁵See Appendix A.

public facilities, notably sewer and water. The County has, thus far, also been flexible with their treatment of county roads that pass through the Township, allowing a variety of widths that correspond to the traffic levels.

The adoption of the New Jersey State Development and Redevelopment Plan should further sustain the aims of the Township Plan. It has identified the resources of the Township in similar terms as have the County and the Township, and the process of cross-acceptance is designed to have ironed out any difficulties. Compliance with the State Plan can benefit the Township, through the allocation of State funds for infrastructure improvement.

State legislation provides tools that can serve to protect the farmland, natural features--particularly wetlands, and historic resources located throughout the state of New Jersey. The Township can use the administering agencies to coordinate their planning efforts with the public purpose of the law. Certain review processes automatically occur with the application for permits for land use in sensitive areas, and the Township needs to be sure it is aware of these so that it does not duplicate efforts.

Federal laws regulating the treatment of historic resources and environmental resources are continually being amended and supplemented. The recent amendments to the National Historic Preservation Act, signed by President Bush on October 30, 1992 are one example. The Federal Government will be held accountable more than ever for the impact it has on historic resources. It is important that all levels of government be involved in historic resource

management, especially in conjunction with land use management.

The current status of control over the Village of Harrisonville is adequate for the Village as it is currently used. Everything that now occurs is allowed under the zoning and legal framework. This does not mean however this is all that can or should be done. There are many preservation and growth management techniques, as yet untried here. Under the present conditions some worse case scenarios are not very attractive. Consideration of easement programs, transfer of development programs, and agricultural zoning should be made in an effort to preserve open space and farmlands. Design guidelines and a review board for new construction, additions and alterations in the Village District can protect the appearance and form the Village has. Investigation of the existence of national and state historically significant resources may warrant the implementation of a historic district, and listing on the National Register of Historic Places.

This Township has an opportunity to use the controls available to it and to design new controls that can cover any missing or grey areas. With the support of a statewide mandate to manage growth and protect resources, there is no better time to make the preservation of the rural village one of the priorities for the Township's Master Plan.

Appendix A

Goals and Objectives of South Harrison Township Comprehensive Master Plan:

- To provide lots of adequate size to allow for adequate sewerage and wells.
- Safety from fire, flood, panic, and/or other man made disasters.
- To coordinate various types of land use so they do not conflict with each other or surrounding communities.
- Adequate access to all properties.
- A desirable visual environment through use of creative development techniques and adequate design standards.
- Adequate areas for active and passive recreation.
- To encourage innovative development which preserves natural features such as steep slopes, wooded areas, and historic sites.

(below were added in 1988)

- To retain farming operations on prime agricultural lands.
- To minimize interference with natural processes through protection of floodplains and wetlands.
- To encourage maintenance and where needed rehabilitation of existing homes.
- To maintain an overall mix of housing types and densities that will not be detrimental to the small town and rural character of Township
- To protect and retain existing businesses.
- To provide for a balanced variety of businesses as needed by local population.
- To provide for expansion of local government, public safety, education as necessary for community needs.
- Continuation of valuable quasi-public organizations and private community services.
- To discourage development where public improvements, services, and maintenance costs would be generated.
- To require a reasonable level of improvements at time of development.
- To control excessive tax increases.
- To control the initiation of new tax-exempt land uses.

*as summarized by author

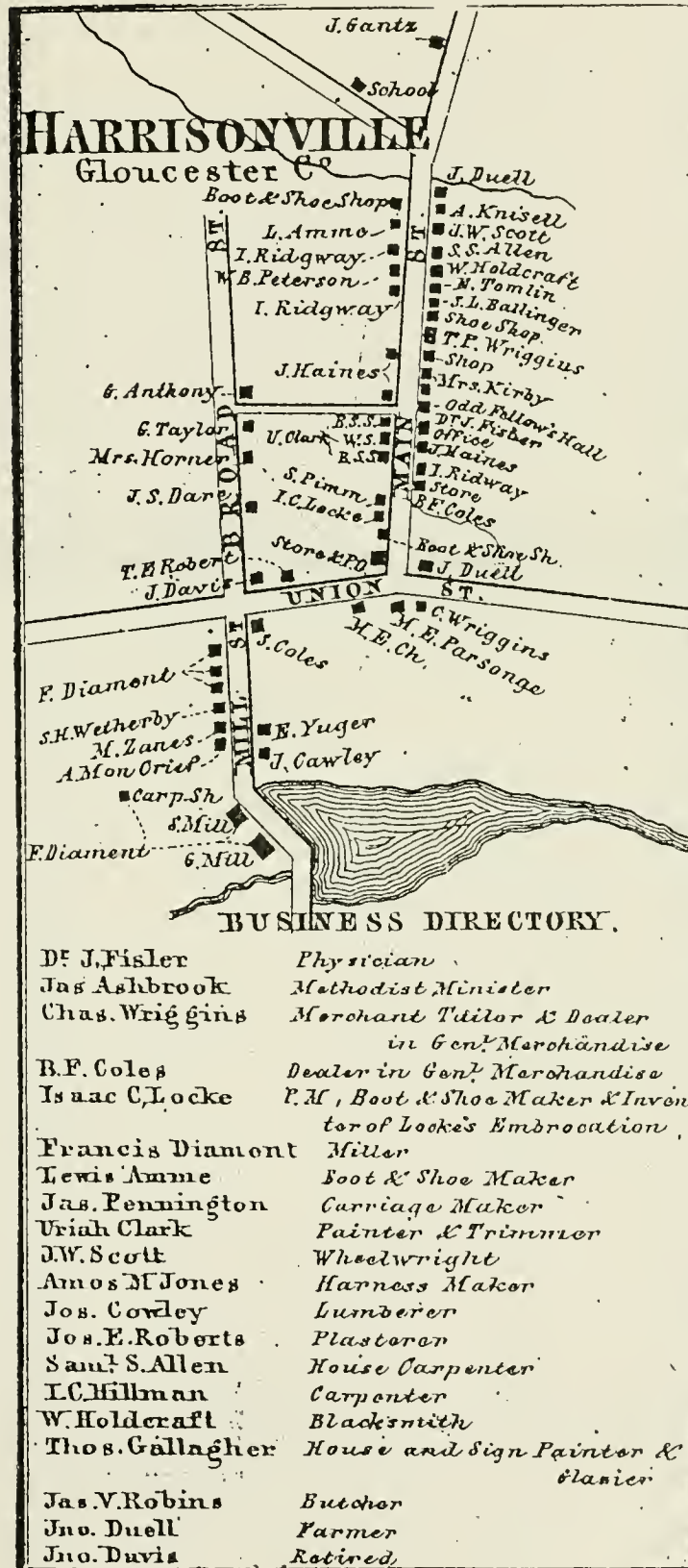
ILLUSTRATIONS

SECTION 1: MAPS

MAP # 1: 1993--NEW JERSEY (overleaf)

MAP # 2: 1849--HARRISON TOWNSHIP (overleaf)

MAP # 3: 1860--VILLAGE OF HARRISONVILLE



MAP # 4: 1872--GLOUCESTER COUNTY/HARRISON TOWNSHIP (overleaf)

Topographical Map of CAMDEN AND GLOUCESTER CO'S NEW JERSEY.

Scale 2 Miles to an Inch

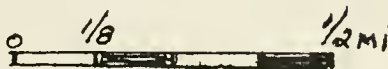
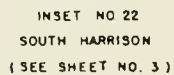


MAP # 5: 1876--HARRISON TOWNSHIP (overleaf)

MAP OF HARRISON TOWNSHIP



HARRISONVILLE
GLOUCESTER CO.

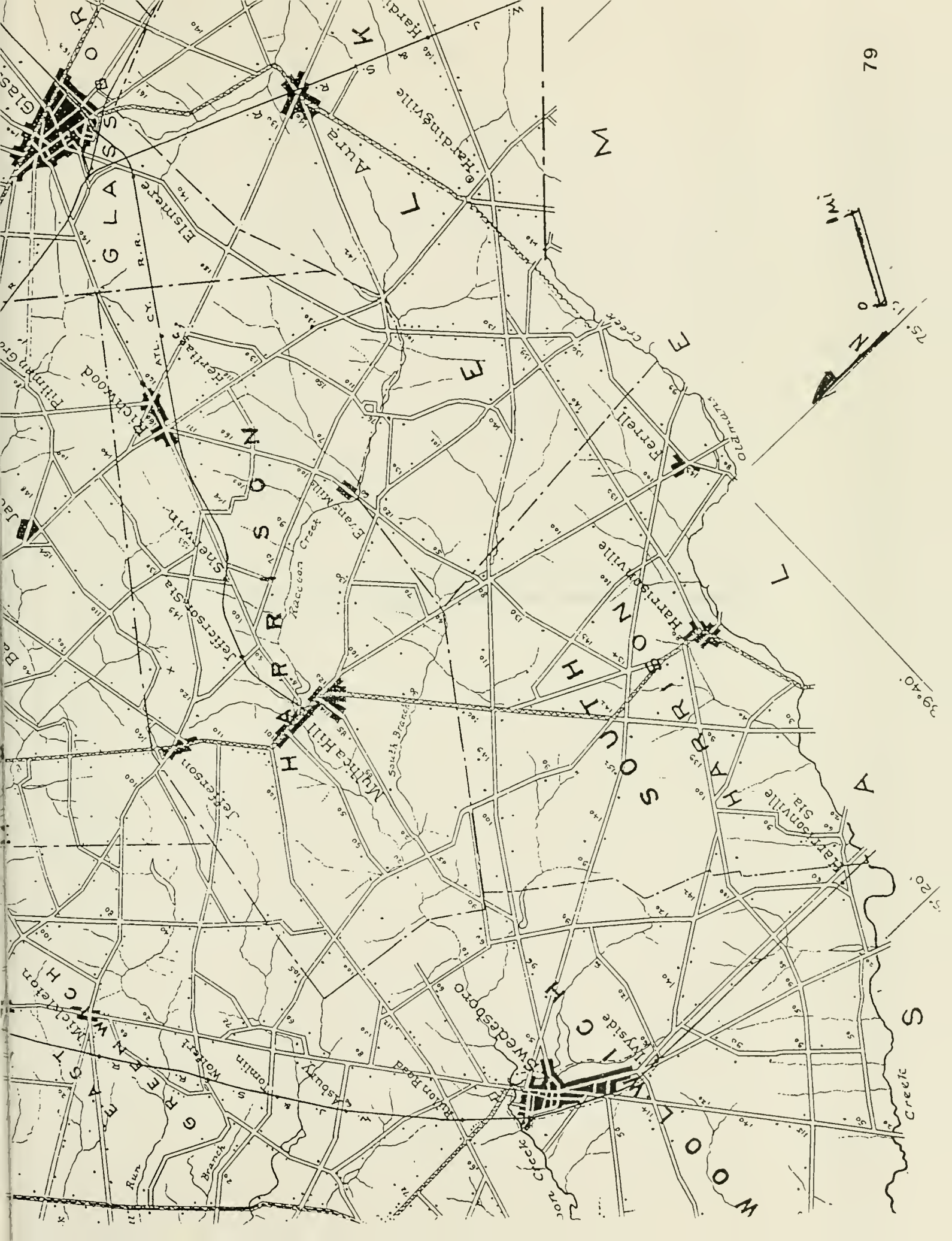


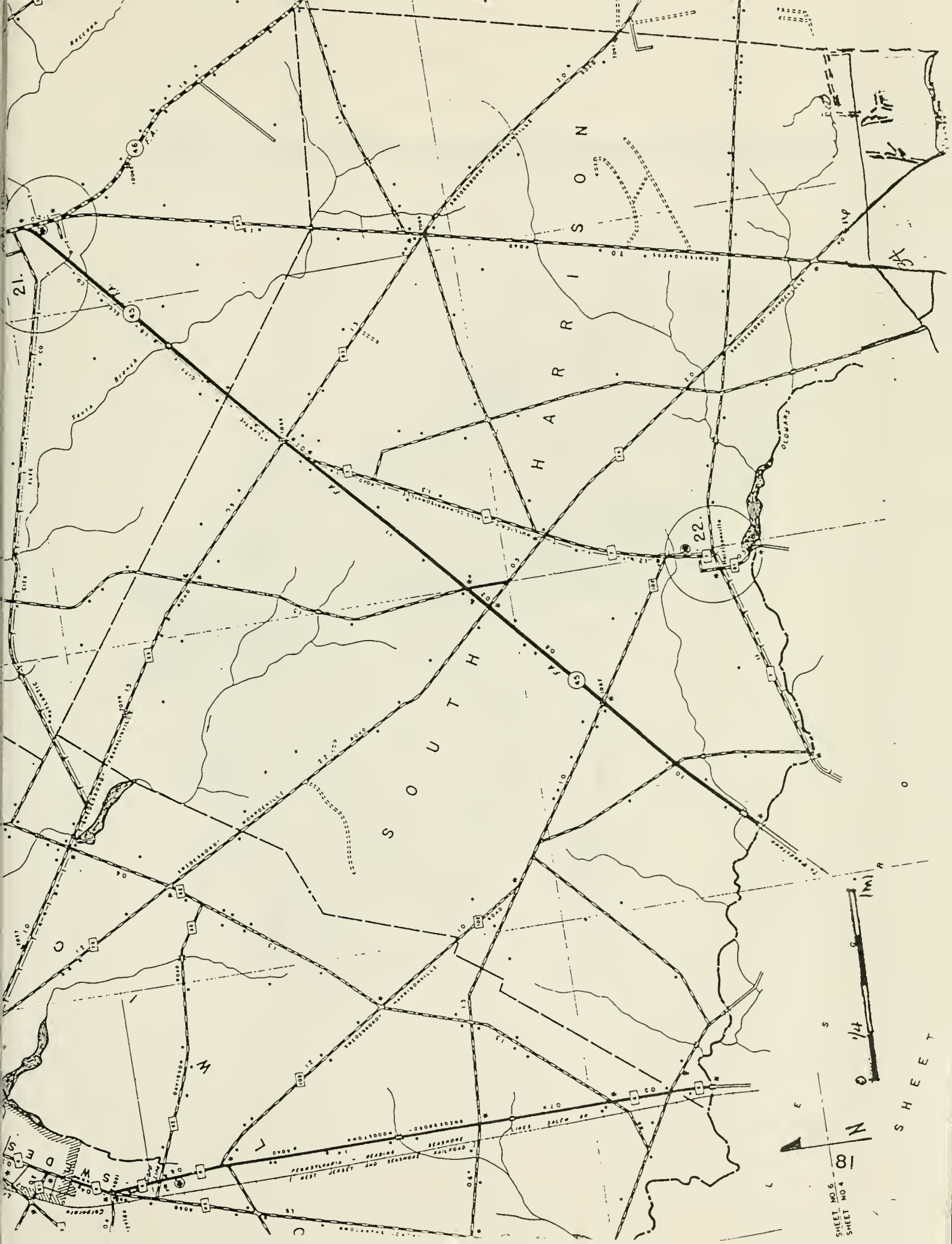
MAP # 7: 1877--GLOUCESTER COUNTY (overleaf)

CAMDEN & GLOUCESTER COUNTIES NEW JERSEY.

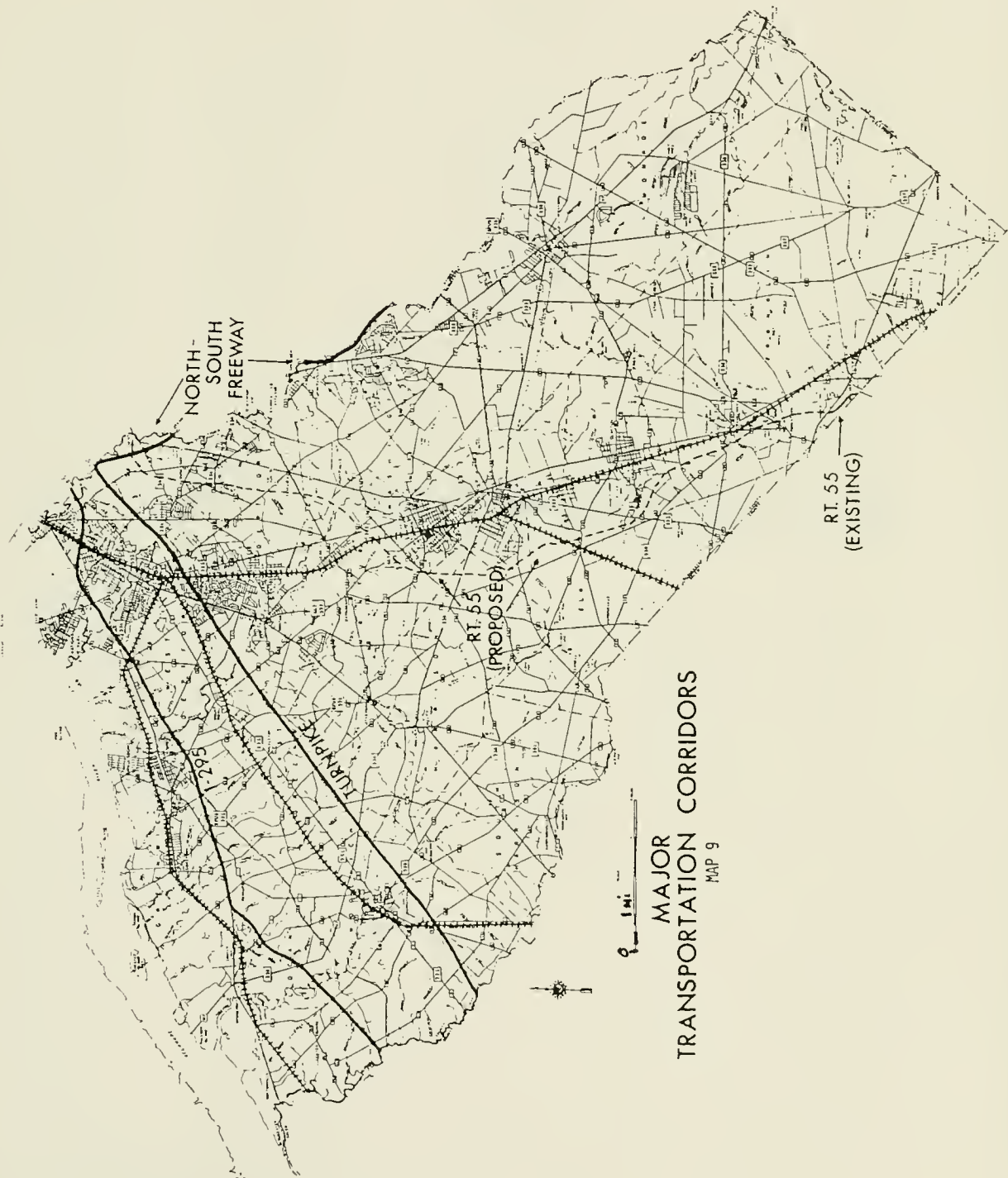


MAP # 8: 1905--SOUTH HARRISON TOWNSHIP (overleaf)



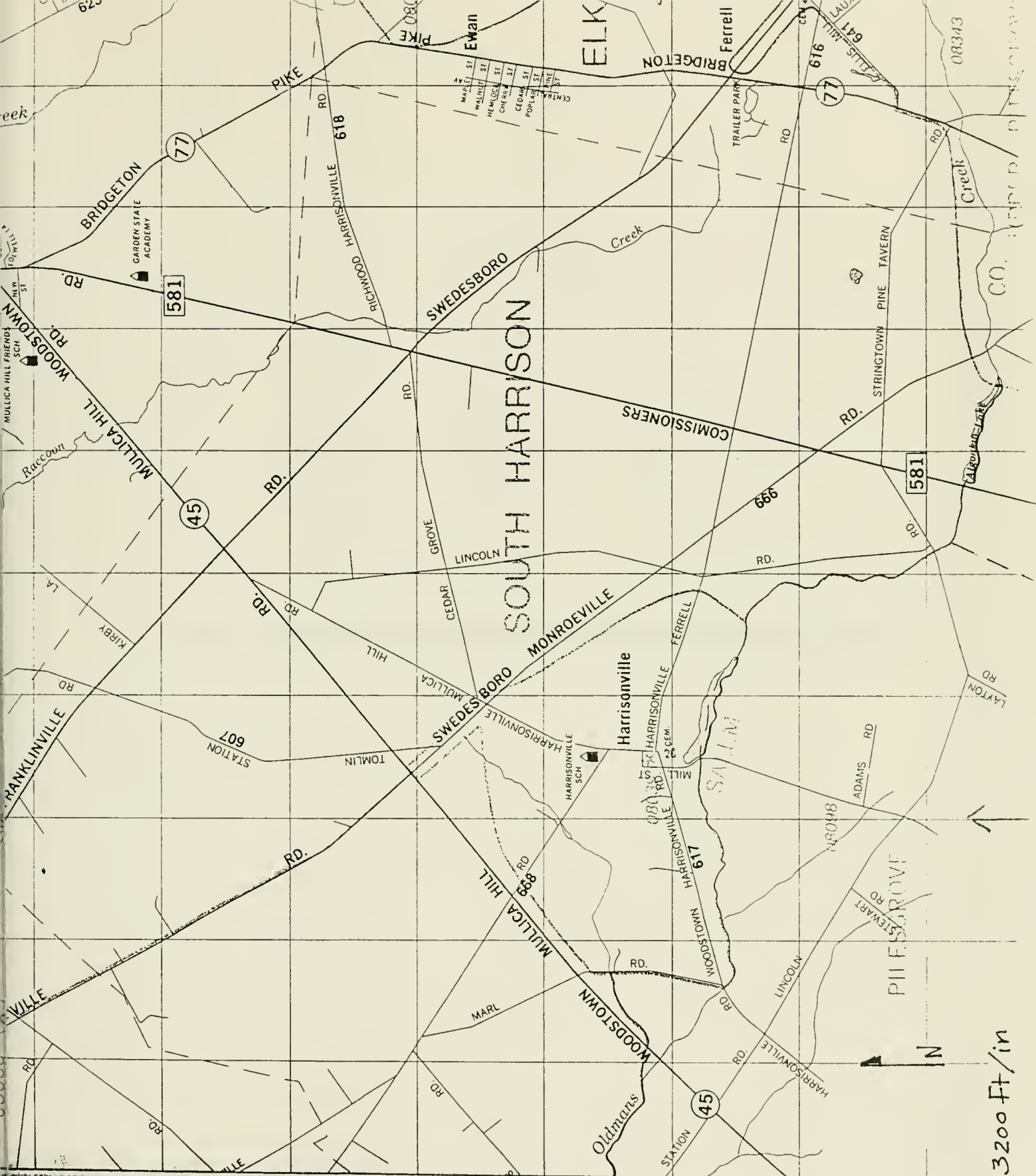


MAP # 11: 1977--GLOUCESTER COUNTY TRANSPORTATION CORRIDORS

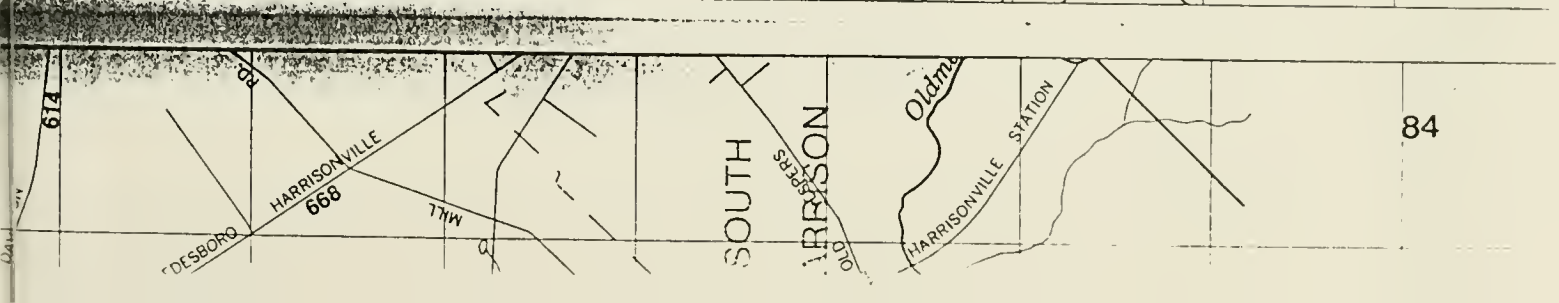


MAP # 12: 1987--SOUTH HARRISON TOWNSHIP (overleaf)





3200 ft/in



MAP # 13: 1990--SOUTH HARRISON TOWNSHIP ROADWAYS (overleaf)

MAP # 14: 1990--SOUTH HARRISON TOWNSHIP ZONING (overleaf)

SOUTH HARRISON TOWNSHIP

GLoucester County

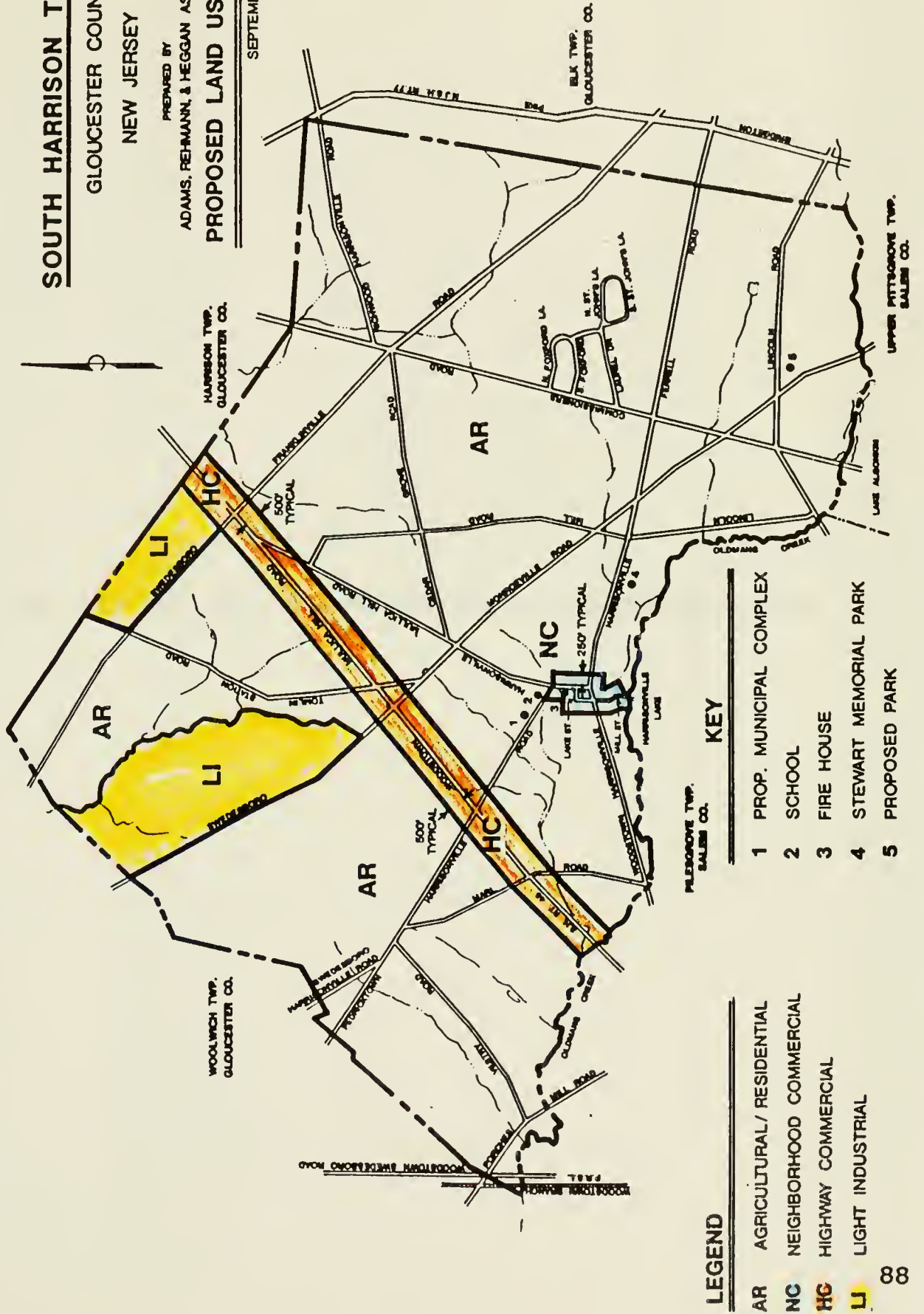
NEW JERSEY

PREPARED BY

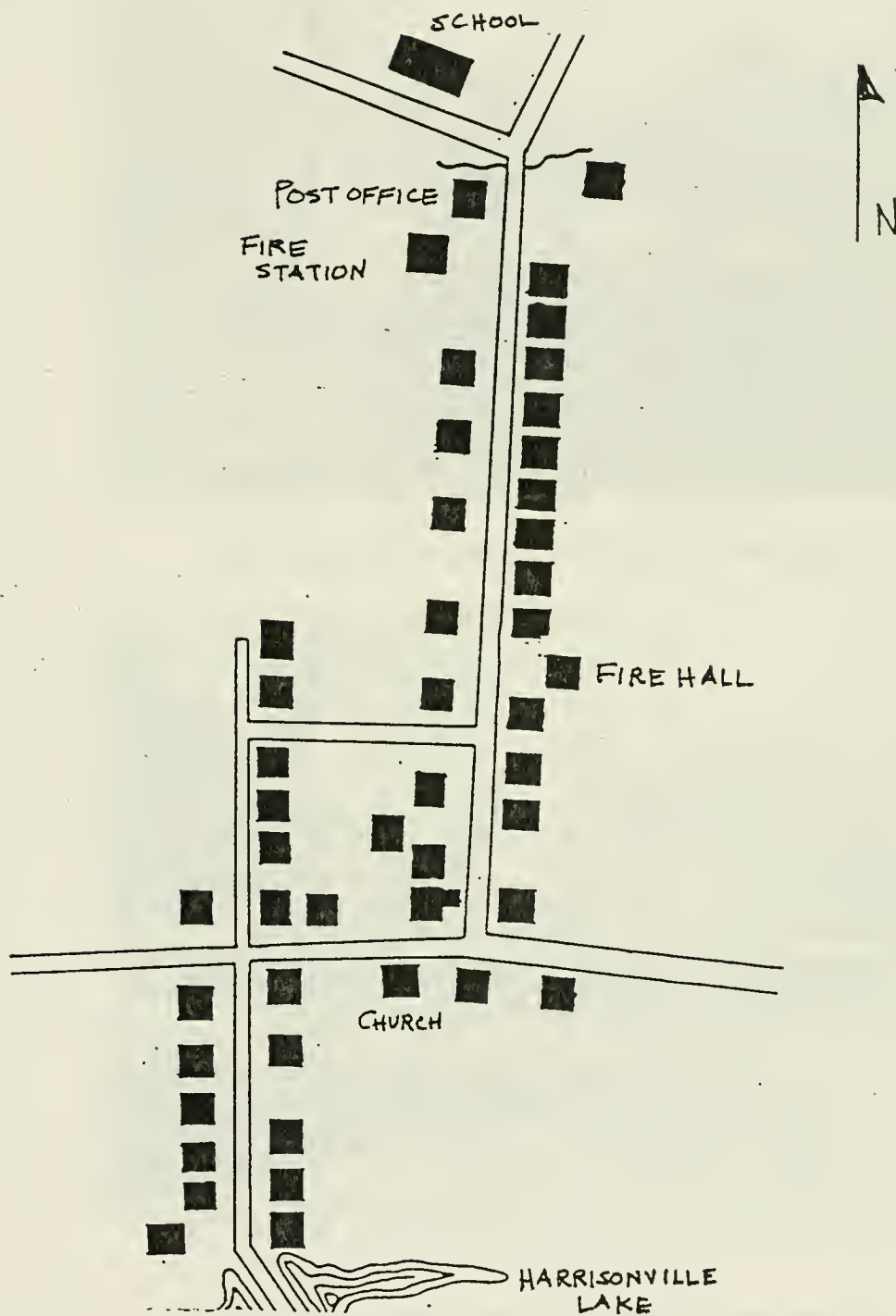
ADAMS, REHMANN, & HEGGAN ASSOC., INC.

PROPOSED LAND USE PLAN

SEPTEMBER 19, 1990



MAP # 15: 1987--VILLAGE OF HARRISONVILLE, SURVEY MAP (overleaf)



SECTION 2: PHOTOGRAPHS AND SAMPLE DESIGN GUIDELINES

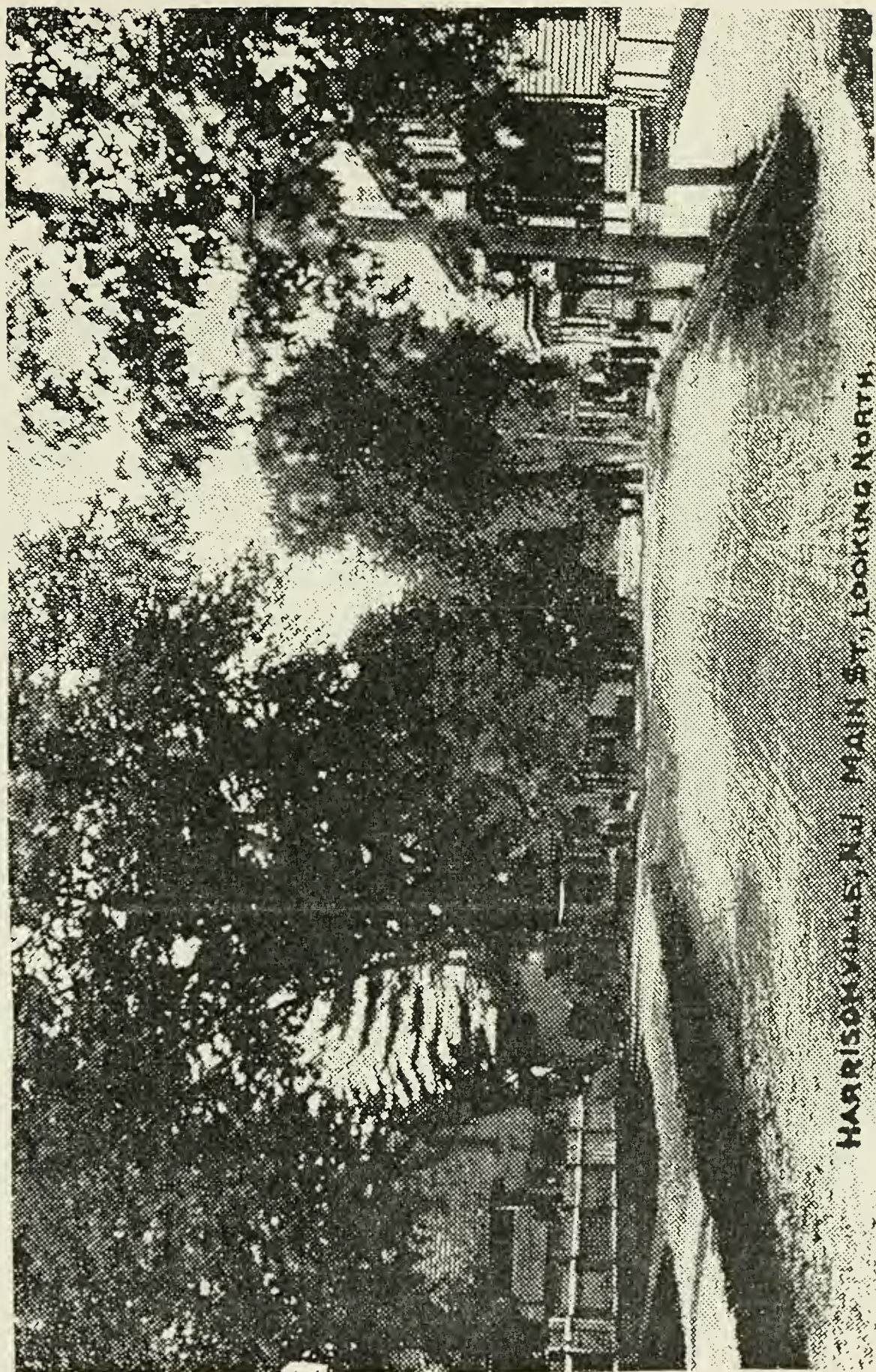


Figure #1a: Main Street, Harrisonville, looking south



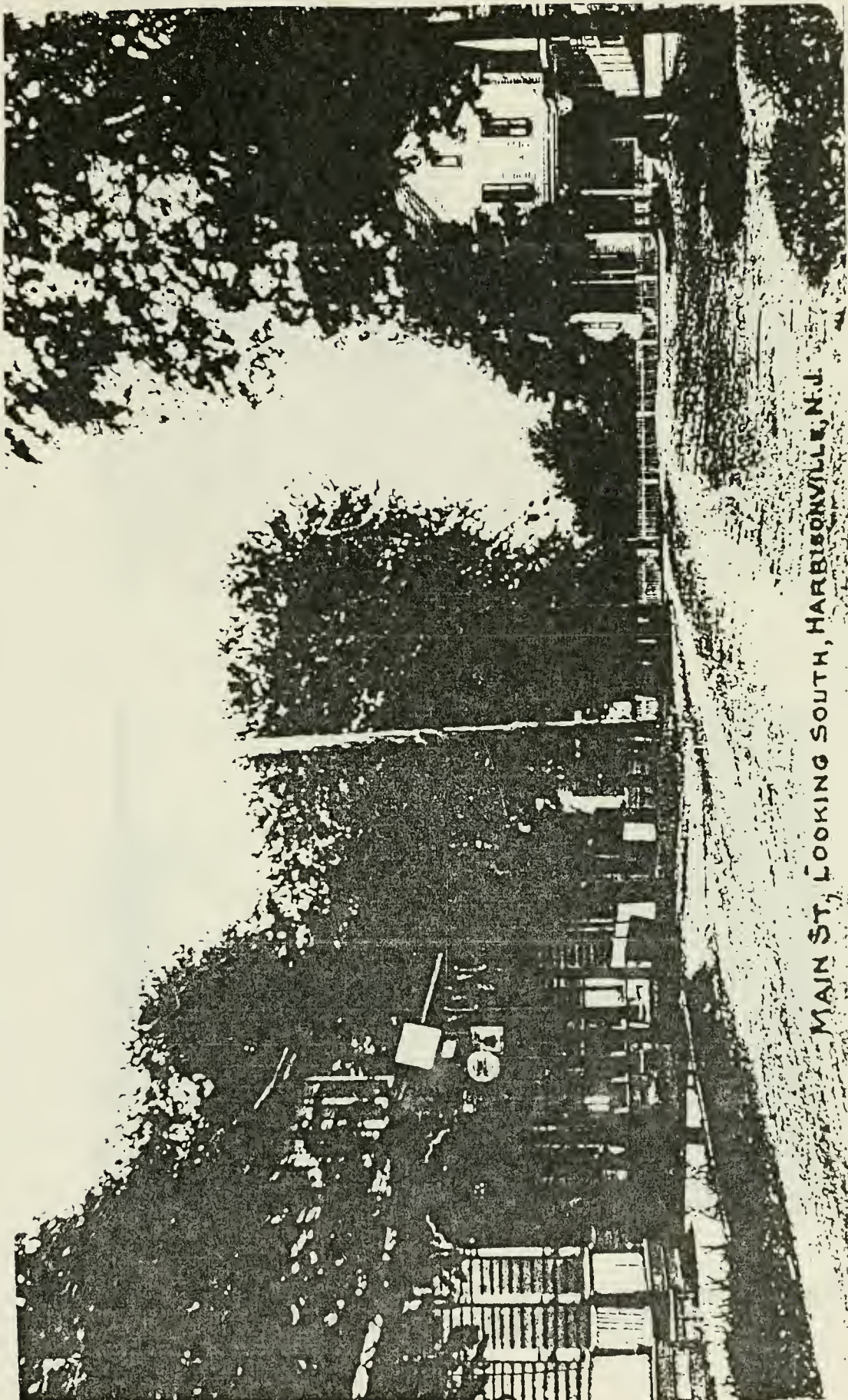
Figure #1b: Main Street, Harrisonville, looking north

Figure #1c: Main Street, Harrisonville, view to north, c. 1910, (overleaf)



HARRISONVILLE, N.J. MAIN ST., LOOKING NORTH

Figure #1d: Main Street, Harrisonville, view to south, c. 1910 (overleaf)



MAIN ST., LOOKING SOUTH, HARBISONVILLE, N.J.



Figure #1e: Main Street, Harrisonville, view to north, mill workers housing



Figure #1f: Main Street, Harrisonville, view to south, intersection of Woodstown-Harrisonville and Ferrell-Harrisonville Roads



Figure #1g: Woodstown-Harrisonville Road, Harrisonville, view to east

**Figure #2: South Harrison Township Municipal Services Building, Harrisonville-
Monroeville Road, Harrisonville (overleaf)**





Figure #3: Post Office, Main Street, Harrisonville



Figure #4: F. Bradway & Son Furniture Store, Main Street, Harrisonville



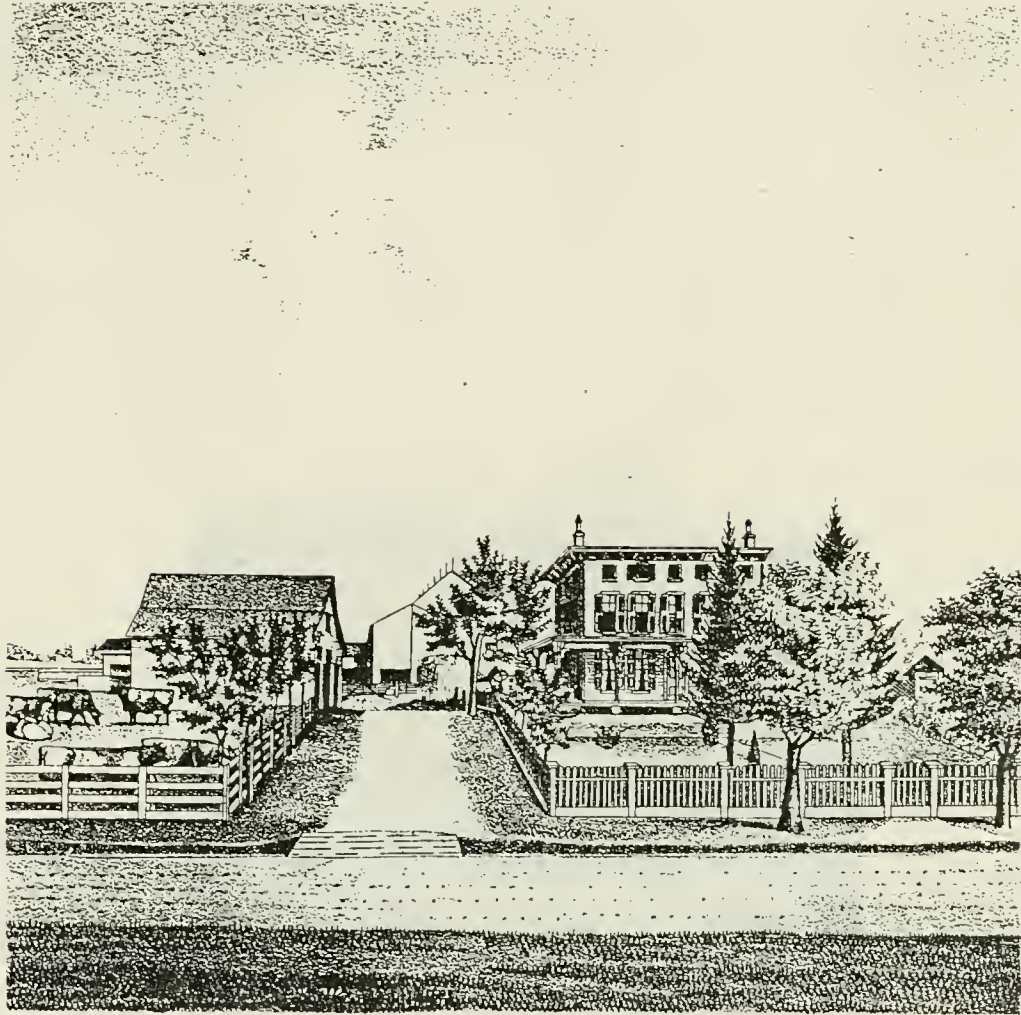
Figure #5: Elementary and Middle School, corner of Harrisonville-Mullica Hill and Harrisonville-Swedesboro Roads, Harrisonville



Figure #6a: Viewshed from Harrisonville, Swedesboro-Monroeville Road

Figure #6b: Old George Horner Farm, Mullica Hill-Harrisonville Road (overleaf)





RES. OF GEORGE HORNER,
HARRISON TP, GLOUCESTER Co. N. J.

Figure #6c: View of George Horner Farm (Source: Combination Atlas. 1876)



Figure #6d: Viewshed from Harrisonville, view to west

Figure #7a: Mill and Harrisonville Lake, Harrisonville, c. 1911 (overleaf)

Pond and Mill, Harrisonville, N. J.

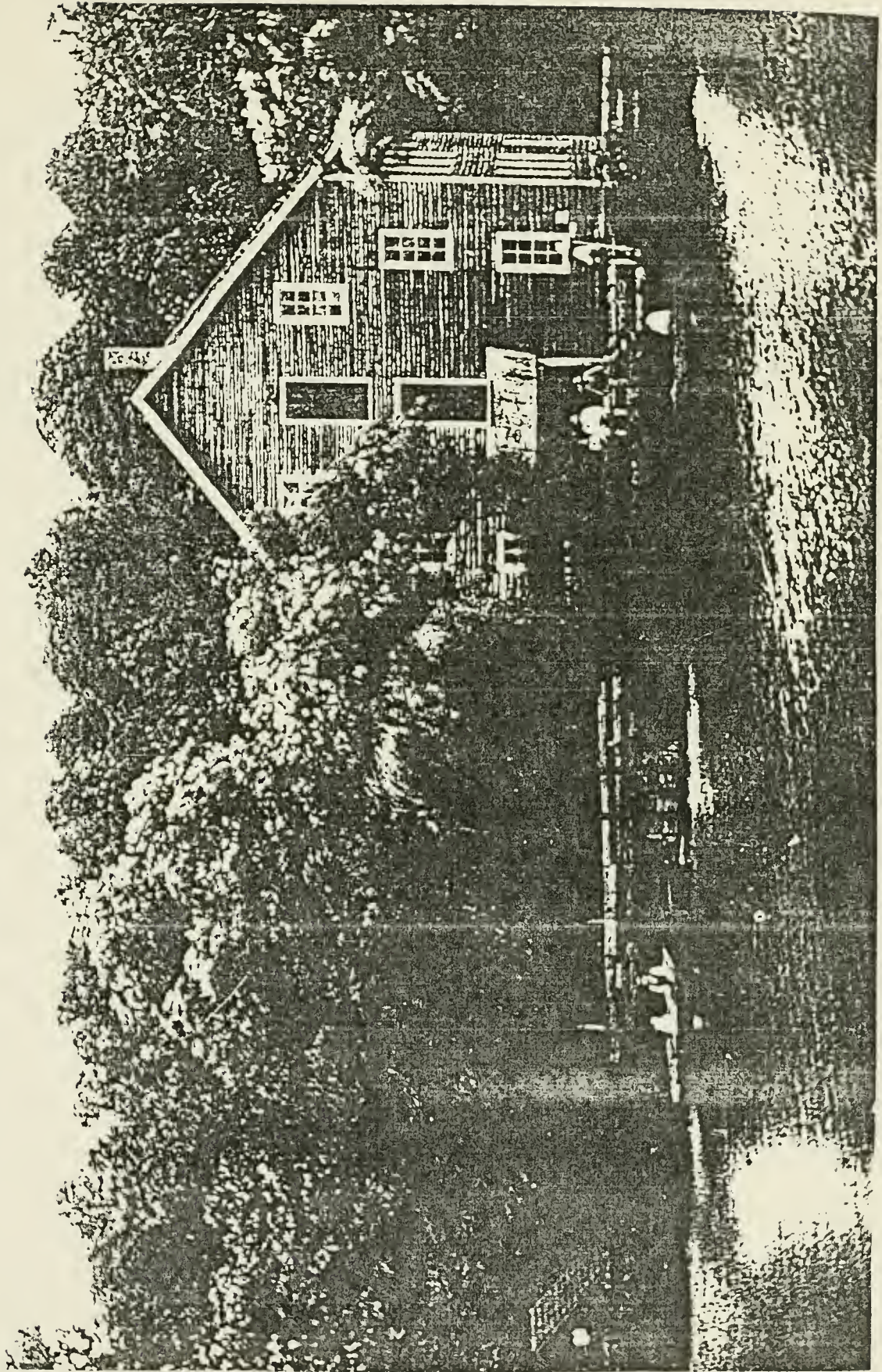


Figure #7b: Harrisonville Lake, view to east from Mill Street (overleaf)





Figure #8: Harrisonville Lake and Mill Street, view toward old mill site



**Figure #9: Harrisonville Fire Company, former Odd Fellows Hall,
Main Street, Harrisonville**



Figure #10: Fire Station, Main Street, Harrisonville



Figure #11: Grange Hall, Main Street, Harrisonville



Figure #12: Former Loveland Family Home, Main Street, Harrisonville



Figure #13: Sidewalk and Setback, Main Street, Harrisonville, view to north

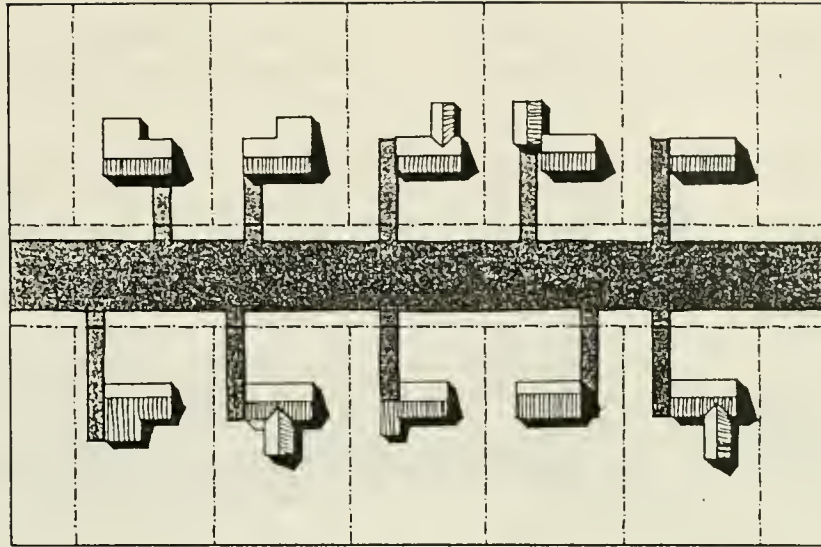
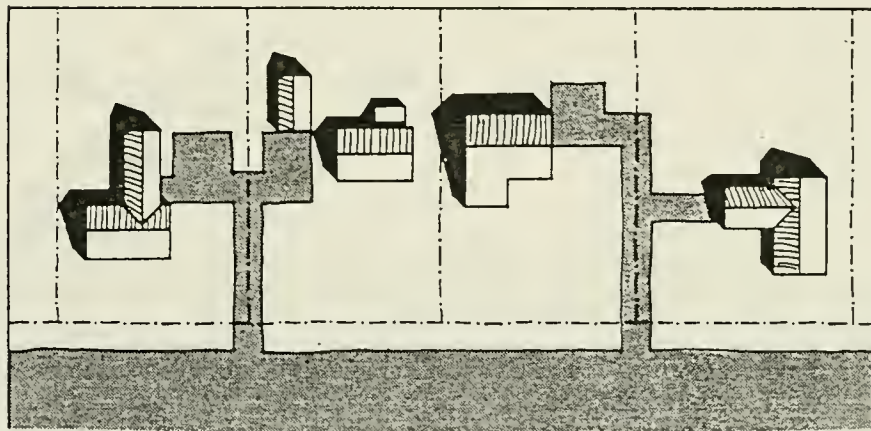


Figure #14: Uniform Setback Illustration (Source: K. Dun Gifford, Nantucket: 2000.)



Shared driveways reduce land disturbance and increase safety by cutting down on the number of driveway entrances and exits.

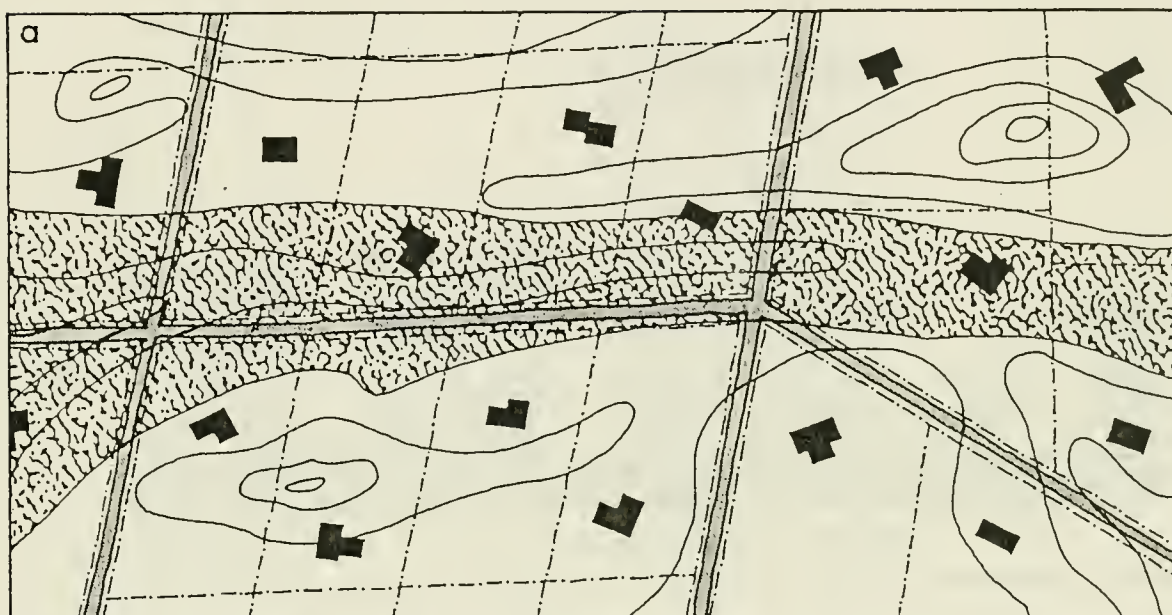
Figure #15: Driveway and Curb Cuts Illustration (Source: K. Dun Gifford, Nantucket: 2000.)

a

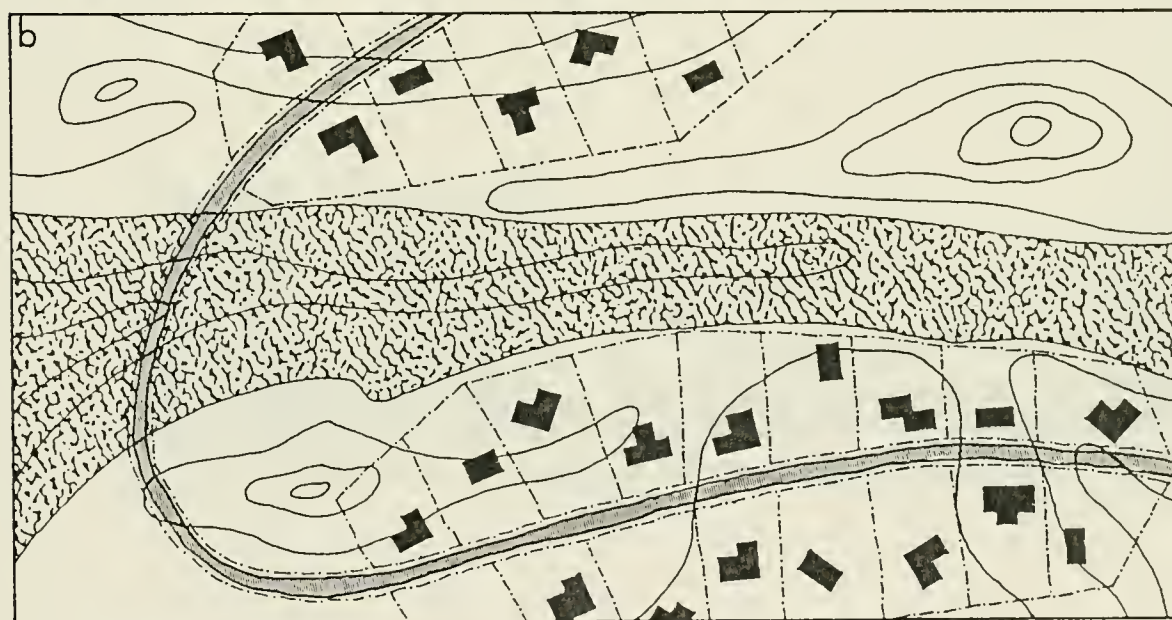
Use of the grid or “cookie-cutter” subdivision layout obliterates the land’s natural features and depresses land values by eliminating scenic views.

b

Use of cluster or other flexible subdivision layout preserves natural features and improves scenic views.

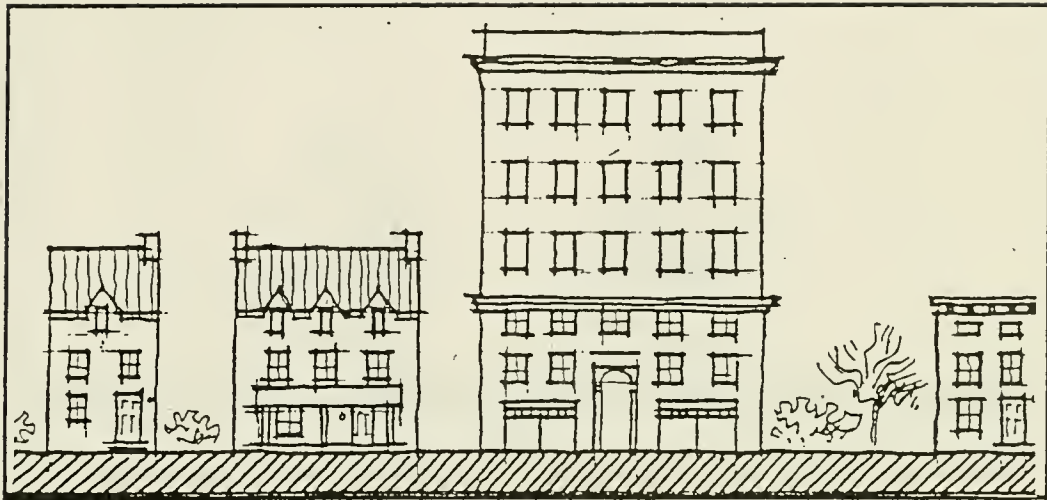


GLACIAL
VALLEY

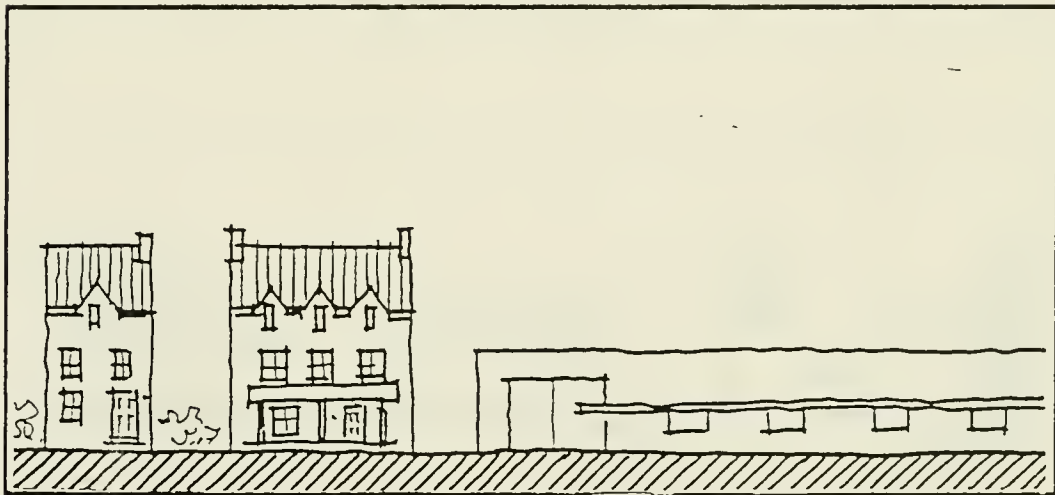


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Figure #16: Subdivision Illustration for siting according to topography
(Source: Gifford, Nantucket: 2000.)

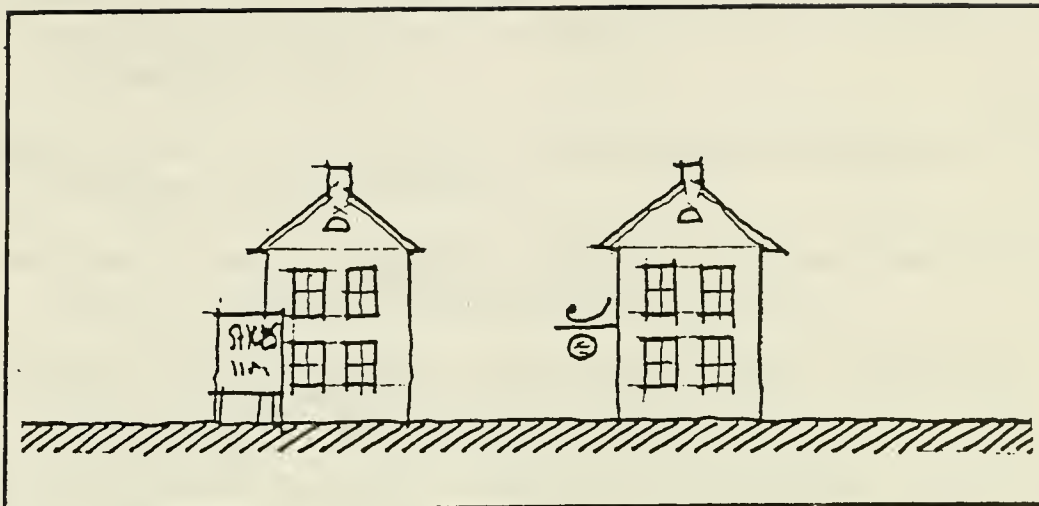


YES: BUILDINGS WITH COMMON RHYTHM AND SCALE



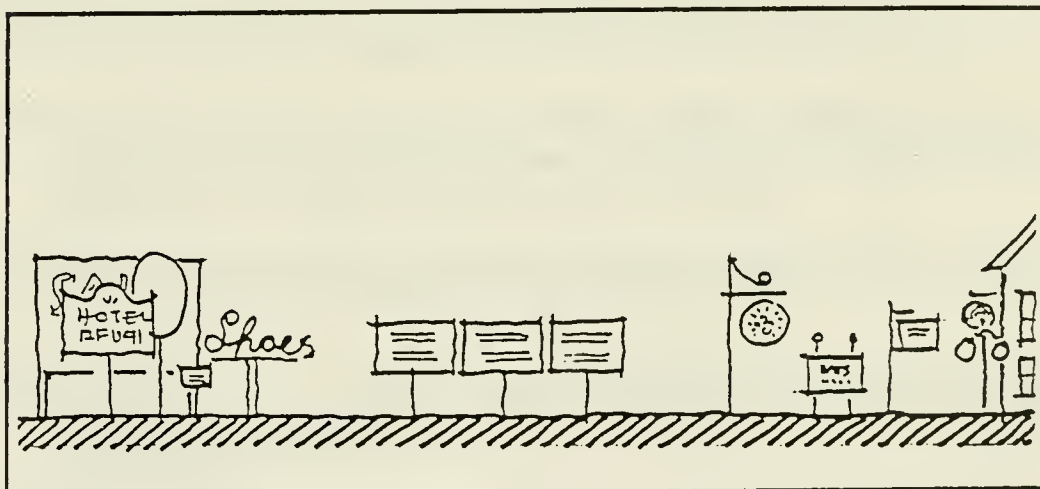
NO: BUILDINGS OUT OF SCALE AND RHYTHM WITH EACH OTHER

Figure #17: Rhythm and Scale of Buildings Illustration
(Source: Robert E. Coughlin et al, Guiding Growth.)



NO: SIGN TOO LARGE

YES: SIGN IN PROPER SCALE



NO: TOO MUCH
VARIETY

NO: TOO MUCH
UNIFORMITY

YES: BALANCE OF
VARIETY & UNIFORMITY

Figure #18: Sign Control Illustration (Source: Coughlin, Guiding Growth.)

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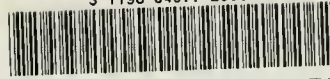


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